

November 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, November 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.....). . . . .Councilpersons

Stephen Malfitano . . . . . )

Fred Sciliano . . . . . )

ALSO ATTENDING:

Joseph Yasinski.....Chief of Police

Frank Allegretti . . . . . Town Attorney

Jonathan Kraut.....Village Attorney

Nelson Canter.....Deputy Town Attorney

Andrea Rendo.....Deputy Village Attorney

Michael Amodeo.....Town Engineer

Maureen MacKenzie....Comptroller

November 1, 2018

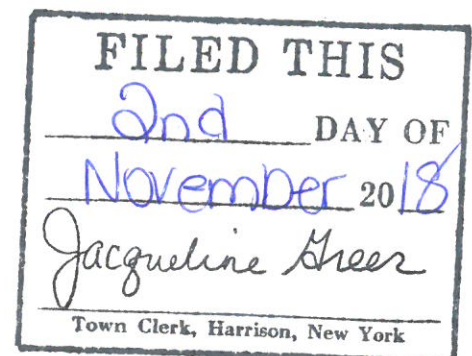
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PRESENTATION BY BEN DEFONCE ON THIS YEAR'S  
VETERAN'S DAY CEREMONY

Veterans Administrator Ben DeFonce gave the Board a preview of the upcoming Veterans Day Parade being held on Saturday, November 10, 2018 at 10:00 AM in West Harrison.

Veterans Day Ceremony- God Bless Our Veterans  
Lt. J.R. Grillo Post 5463  
American Legion Post 559

Town/Village of Harrison, Saturday, November 10, 2018  
Parade at 10:00 AM West Harrison, Underhill Avenue





FIREMEN MEMORIAL



MA RIIS MEMORIAL

### VETERANS DAY PROGRAM

WELCOME	BEN DEFONCE (USMC RET.)
PLEDGE OF ALLEGIANCE:	
INVOCATION	FATHER GEORGE KANSHAMBA FATHER CHRIS MONTARO ST. ANTHONY'S ST. ANTHONY'S
NATIONAL ANTHEM	ANGELINA MENDES

### INTRODUCTION OF HONORED GUESTS

BEN DEFONCE	VETERAN SERVICE OFFICER
RONALD BELMONT	SUPERVISOR/MAYOR
GEN. EVO RIGUZZI	U.S. ARMY
LIEUTENANT ZACHARY MILLER	U.S. MARINE CORPS.
MAJOR BEN MARTINES	CMDR: CURTIS READ VFW POST 3047
JOSEPH MAZZULO	CMDR: AMERICAN LEGION CARLE ANDERSON 559
POST 5463 VFW	CMDR: LT JR GRILLO

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**PROGRAM CONTINUED:**

HARRISON POLICE DEPARTMENT  
JOSEPH J. YASINSKI

CHIEF: HPD

HARRISON FIRE DEPARTMENTS:

FRANK FORGIONE

CHIEF: W. HARRISON

MARTIN GOTTE

CHIEF: PURCHASE

JOHN MASCIOLA JR

CHIEF: DOWNTOWN

HARRISON AMBULANCE CORP.

EYTAN HAMMERMAN

BENEDICTION

RABBI: JCC OF HARRISON

FATHER GEORGE KANSHAMBA

FATHER CHRISTOPHER MONTURO

ST. ANTHONY'S

GOD BLESS AMERICA

ANGELINA MENDES

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**



**FILED THIS**

2nd

**DAY OF**

November

2018

*Jacqueline Sheer*

Town Clerk, Harrison, New York



November 1, 2018

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PRESENTATION FROM JENNY SHANK AND TONI BRAIOTTA  
ON THE 2018 HOLIDAY PROJECT

Harrison residents Jenny Schenk and Toni Braiotta discussed plans for the 2018 Harrison Holiday Project.



Dear Harrison Community Member,

Over the past several years, with the help of our community, The Harrison Holiday Project has collected funds for food and gifts to give to Harrison families in need. As the 2018 Holiday Season approaches, we are reaching out to you, the residents of Harrison & those who have supported our efforts in the past, to help those members of our community once again this year.

The number of Harrison families in financial crisis has increased from 72 families just a few years ago to an estimated **150 families** this year. Those in need comprise over **360 individuals** including the elderly, single parents, and over **100 children**, ranging in age from infant to teen. Everyone likes to feel special during the holiday season, no matter his or her age.

Several years ago, the Holiday Project was started to spread holiday cheer to needy families right here in Harrison. This initiative has become the 'feel-good' project of the year that many look forward to contributing to and being a part of. It brings this wonderful community of ours together to help our neighbors in need.

Each family we give to, provides the Harrison Community Services Department with a wishlist of items. These items range from clean bedding to winter boots and coats to toys for the children.

*To sponsor one or more families, please send a check payable to "The Harrison Holiday Project" to The Harrison Holiday Project, P.O. Box 47, Harrison, NY 10528.*

*The average dollar amount that The Harrison Holiday Project gives to each family in need is \$150. Each individual receives a gift card for food as well as a present. Any donation that you can make, large or small, would be greatly appreciated.*

*In lieu of a financial donation, if you would like to shop for specific wishlist items, please contact us and we will provide you with detailed sizing and item information. This is a great opportunity to involve children and other family members in the gift-giving and community service aspect of our project.*

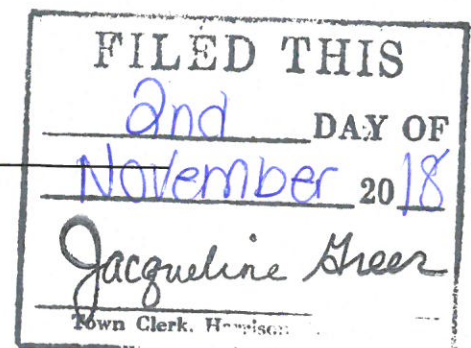
This is the perfect time of year to remember just how much better it feels to give than receive. With that in mind, please help us help our neighbors feel the joy of this year's holiday season. Let's generously demonstrate why it truly is great to live in Harrison through a coming together of community - neighbor helping neighbor.

Thanks so much in advance for your support. Please know how much it is truly appreciated.

If you have any questions, feel free to contact us via email at [theharrisonholidayproject@gmail.com](mailto:theharrisonholidayproject@gmail.com) or send mail to **The Harrison Holiday Project, P.O. Box 47, Harrison, NY 10528.**

With Much Gratitude-

Jenny Schenk & Toni Braiotta



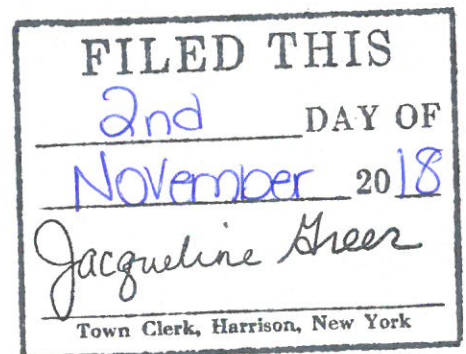
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PRESENTATION OF THE 2019 TENTATIVE BUDGET BY THE TOWN CLERK

Town Clerk Jackie Greer presented the 2019 Tentative Budget to the Town/Village Board. The budget was submitted by the Comptroller to the Town Clerk's Office on October 30, 2018.

Supervisor Belmont announced there would be a Public Hearing regarding the budget on December 6, 2018. The Tentative Budget is the first draft of the 2019 Budget. The Board has worked diligently with the Comptroller, Maureen MacKenzie and her staff. The budget will be on the town website tomorrow morning for anyone that would like to view it.



November 1, 2018

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AUTHORIZATION TO SET THE DATE FOR A PUBLIC HEARING

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

RESOLVED to set the date for a Public Hearing regarding the 2019 Tentative Budget on  
December 6<sup>th</sup>, 2018.

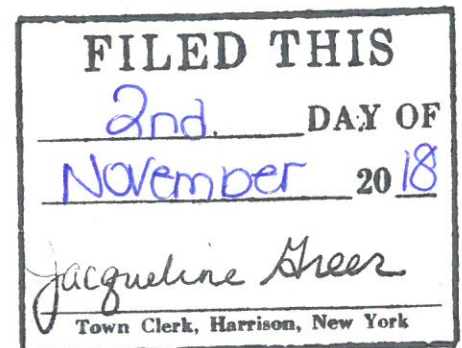
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and  
Town Clerk.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



November 1, 2018

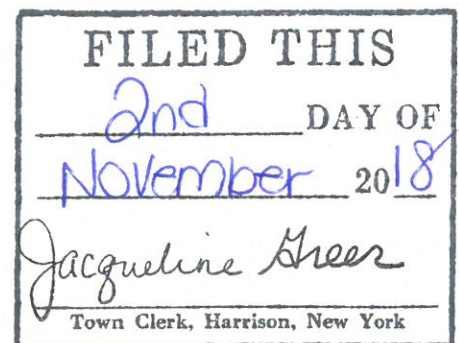
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PUBLIC HEARING REGARDING PROPOSED LOCAL LAW AMENDING  
CHAPTER 228 ENTITLED "WASTEWATER SYSTEM" BY ADDING ARTICLE II  
ENTITLED "SEWER RENTS"

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

Supervisor Belmont explained that the Town has been mandated by the DEC to proceed. The County Health Department gave the Town a consent order to repair our sewer system. We began by doing a study of the sewer system for the entire town which is going to cost approximately \$5,000,000.

James Nytko from Capital Markets Advisors, LLC gave a presentation to the Board.





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## SECTION I

### SEWER RENTS

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The Town/Village of Harrison (the "Town") commissioned Capital Markets Advisors, LLC – Strategic Consulting Group ("CMA") to develop this memorandum (the "memo") and assist in the establishment of a sewer rent fee. The scope of the analysis was restricted to identifying an appropriate methodology for determining the sewer rent fee. Although findings are presented in this memo, fees are often influenced by State laws and local ordinances. As such, prior to the formal implementation of a fee, CMA recommends additional legal reviews by the Town Attorney and any other appropriate legal entities representing the Town. Furthermore, as a best practice for establishing user fees and charges, the Government Finance Officers Association (the "GFOA") also recommends this step.

#### AUTHORIZATION

Article 14-F of the General Municipal Law authorizes the imposition of sewer rents as a means of raising funds (a) to operate, maintain and repair a municipal sanitary sewer system, and (b) for the payment of indebtedness which has been or shall be incurred for the construction of the sanitary sewer system or such part of parts thereof, and (c) where not prohibited by General Municipal Law §453 (3) to expand such system.

#### PURPOSE

Such sewer rents will be used to operate maintain, repair the sewer system and, if deemed appropriate by the Town Board and not prohibited by General Municipal Law, to expand such system. The Town Board finds that a sewer rent more equitably distributes the cost of the sanitary sewer system because it is a function of usage computed based upon water consumption and is charged to all the users of that system including tax exempt properties.

#### RATE ESTABLISHMENT

Pursuant to the Sewer Rents Law, the Town Board may set the rental rate by resolution and shall set all such rental rates by resolution on an annual basis. The "current" rate will be that rate adopted in the most recent Town Board resolution fixing that rate and shall be available in the Clerk's Office and shall be posted in the office of the Town department or the official who receives applications requiring a fee. Such rates shall set the rate per gallon or per cubic foot, as the case may be, of water consumption to be used in determining the sewer rent for the following fiscal year.

That rate shall be calculated by dividing the revenue by the water consumption of all system users in the previous fiscal year. The resolution establishing and imposing the sewer rent shall be adopted only after a public hearing held upon five days' public notice or such other period as may be mandated by General Municipal Law § 452 (2) or any statute that may replace it.

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Town/Village of Harrison, New York

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## SECTION II

### METHODOLOGY OF ESTABLISHING SEWER RENTS

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#### COMPONENTS OF THE RATE STUDY METHODOLOGY

A comprehensive utility rate study typically analyzes several factors, including:

1. *Determining all related expenses of the system;*
2. *Identifying all related system revenues;*
3. *Forecasting capital needs on a multi-year basis;*
4. *Evaluating rate structures;*
5. *Selecting and implementing a suitable and appropriate fee structure, and,*
6. *Developing performance measures to identify necessary rate adjustments.*

Each of the above noted factors is further discussed below. Highlighted in each narrative are best practices which are recommended by the GFOA. The GFOA is a professional association which represents approximately 19,400 public finance officials throughout the United States and Canada. The GFOA promotes and encourages the use of sound fiscal practices.

#### 1. DETERMINING RELATED EXPENSES

Related expenses include all direct and indirect costs related to the operation and maintenance of sewer facilities. In general, such costs include, but are not limited to, collection, treatment, administrative functions, users' services and debt obligations.

**Town Sewer Expenses.** For the fiscal year ended December 31, 2017, the Sewer Districts reported total expenditures of \$721,122, including a transfer to the Debt Service Fund in the amount of \$172,166. For FY 2018, the adopted budget for Sewer Districts included total expenditures of \$732,952, including a transfer to the Debt Service Fund in the amount of \$169,434. For the purpose of this memo, operations and maintenance costs were based on the 2019 tentative budget. See also "Forecasting Capital Needs," for additional information relating to expenditure assumptions that will be utilized in connection with this analysis.

**GFOA Best Practice – Include All Costs.** As noted in the GFOA's Best Practices for Establishing Government Charges and Fees, the full costs of providing services should be calculated and used as a foundation for determining an appropriate fee. At a minimum, this would include all direct and indirect costs, operating costs, such as administrative services, computer usage, and payroll processing, and any applicable charges for the use of facilities.

#### 2. IDENTIFYING ALL RELATED SEWER REVENUES

Total revenue recorded by the Sewer Districts in FY 2017 were \$728,560. The primary source of income was real property taxes, which accounted for 99.9% of total revenue during FY 2017. The

adopted budget for FY 2018 includes \$735,577 in Sewer Districts revenue. Real property taxes accounted for 99.9% of the total revenues budgeted for FY 2018.

### 3. FORECASTING CAPITAL NEEDS

On various dates, the Town Board adopted bond resolutions in the amount of \$6.0 million authorizing improvements related to the Consolidated Sewer District. Although an exact date has not yet been determined for the financing, Town officials expect the debt to be issued in the coming months. As such, to determine an appropriate basis for initiating a user rate, annual debt service correlating to a \$6.0 million bond issuance is required. For the debt service estimate, the following parameters were utilized:

- Level Debt Structure
- Amortized Term: 26 Years
  - With additional project financings, 26 years represents the maximum term for the proposed bonding.
- Assumed Credit Rating: "Aaa"
  - 3.65% interest rate coupons (inclusive of padding to allow for market fluctuations)

Based on the above assumptions, the *average* annual debt service, inclusive of both principal and interest, is \$361,123.

**Special Note:** The Town has done a commendable job managing its debt over the past several years. Nevertheless, its sewer infrastructure is rapidly aging and will require significant attention in the near future. Failure to proactively address infrastructure needs will result in significant costs and liabilities if repairs are not completed in a timely fashion. It is presently estimated by Town officials that the long-term infrastructure needs of the consolidated Sewer Fund could be more than \$50 million. For the purpose of estimating the initial user fee, only the currently authorized \$6.0 million-dollar capital project is being considered. The user rate will require adjustment in future years once a capital needs assessment has been completed.

**GFOA Best Practice – Capital Assets and Needs.** As defined by the GFOA, a capital asset is a tangible good that is used in operations and has a defined useful life that extends beyond a single reporting period. As time passes, the value and condition of the asset will gradually decrease. This deterioration results in the need for regular maintenance and ultimately the replacement of the asset. The deference of maintenance can be both costly and detrimental to the asset long-term. Therefore, as a best practice (GFOA's Best Practices for Capital Asset Management), municipal jurisdictions should establish a system for assessing capital assets and planning for future capital maintenance and replacement needs. In addition, this process should include the involvement of both finance and sewer related Town personnel.



#### 4. EVALUATING RATE STRUCTURES

There are several rate structures or methods of setting rates which are commonly used to bill customers. When evaluating the various rate structures, the Town should consider both the cost of providing sewer services and also the fairness of the design.

Examples of common rate structures include:

- Fixed Fee - All users, regardless of class or usage levels, pay an identical fee.
  - Advantages:
    - Applicable for small systems
    - Straightforward user invoicing
  - Disadvantages:
    - Revenue shortfalls are possible if abnormal usage occurs
    - Cannot reflect cost differentials between various types of customers
- Flat Rate - Fees are charged based on a uniform usage rate regardless of class or amount.
  - Advantages:
    - Encourages water conservation
    - Straightforward user invoicing
    - Revenue forecasting is uncomplicated and generally accurate
- Block of Tier Rate - Customers are charged based on a tier system which is linked to water consumption. For instance, users may incur a set rate for usage levels between 0 and 2,500 gallons, while a different rate will apply for usage between 2,501 and 5,000 gallons. The blocks, or tiers, may be set to increase or decrease as usage levels escalate.
  - Advantages:
    - Applicable for larger systems with diverse users
  - Disadvantages:
    - Generally requires use of water meters for accurate invoicing
    - Complex billing which can also be confusing to users

#### 5. SELECTING A SUITABLE FEE STRUCTURE

The flat rate method encourages water conservation, is relatively straightforward and can easily be adjusted in future years. Considering the pending infrastructure needs of the Town sewer districts and that its costs are predominantly fixed, the flat rate approach appears to be the most appropriate fee structure.

Of note, the Town of Mamaroneck recently instituted sewer rates based on a flat rate structure.

**Billing Cycle.** User fees may be collected monthly, quarterly or on another regular schedule throughout the year. Unfortunately, there is no set of standard billing practices and the multiple methods for billing and collecting. As such, the Town should consider its cash flow requirements when determining its optimal billing cycle. Understanding cash flow needs will assist in

identifying fiscal issues before they arise. As an example, New York City provides invoices on a quarterly basis. One of the keys is to ensure there are frequent cash infusions throughout the year.

**GFOA Best Practice – Formal Policies Related to Fees.** As noted in the GFOA's Best Practices for Establishing Government Charges and Fees, formal policies regulating to fees and charges should be formulated and adopted. These policies should identify relevant pricing factors and outline considerations which could influence future pricing changes.

## 6. PERFORMANCE MEASURES AND FEE ADJUSTMENTS

Upon setting the initial fee, the Town should systematically assess the effectiveness of the rate structure. Should a mid-year adjustment be required, the Town should contact its legal counsel to determine if there are any local laws or other rules that would govern the timing of the adjustment. At a minimum, rates should be reviewed for appropriateness annually during the budget process.

**Contingency Funds/Planning.** Inadvertent expenses may arise and, as such, a certain level of contingency funds should be maintained within the sewer districts. For this purpose, the Office of the New York State Comptroller, in its Local Management Guide, recommends a contingency equal to 10% of annual expenditures (excluding debt service). Maintaining an adequate level of contingency funds can also assist if cash flow complications arise and to offset expenses until rates are able to be adjusted.

Based on the Town's audited financial statements for the fiscal year ended December 31, 2017, fund balance maintained in the sewer districts accounted for approximately 17% of total expenditures (excluding debt service). This level should not fall below the 10% contingency recommendation of the State and should be considered during the periodic fee reviews.

**GFOA Best Practice – Fee Adjustments.** As noted in the GFOA's Best Practices for Establishing Government Charges and Fees, fees should be periodically reviewed and updated so that they account for inflation and other cost related increases. The GFOA recommends the benchmarking of fees against those of other comparable local jurisdictions as a guide for future changes.

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Town/Village of Harrison, New York

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### SECTION III SEWER AND WATER STATISTICS

#### SANITARY SEWER USERS

The sewer rent fee shall be based upon water consumption.

The Town is presently in the process of mapping properties which have access to the sanitary sewer system. As such, the rate established within this analysis was required to be based on assumptions and estimates provided Town officials. *Upon completion of the mapping project, the sewer rent fee should be reviewed and adjusted as necessary.*

According to Town officials, there presently exists a total of 7,011 parcels within the boarders of the Town. Of this amount, 5,666 parcels currently receive tax bills for sewer district purposes and are assumed to be connected to the sewer system. The remaining 1,345 parcels are believed to be either vacant or are otherwise not believed to be connected to the system.

#### WATER USAGE

Below is a listing of water sales in the Town for each of the last 4 completed fiscal years.

Fiscal Year	Water Usage (In Gallons)
2017 <sup>(1)</sup>	1,326,925,000
2016	1,489,846,000
2015	1,465,419,000
2014	1,408,451,000
4-year Average	1,422,660,250

(1) According to Town officials, water usage in 2017 was uncharacteristically low as result of a high levels of precipitation.

Source: The audited financial statements of the Westchester Joint Water Works.

As noted above, over the most recent period covering 4 years, average, annual water usage by the Town was approximately 1,422,660,250 gallons. For the purpose of this analysis, the average annual usage for a residential property is estimated to be 114,000 gallons. Water usage for FY 2017 was be lower than previous years. According to Town officials, this occurred as a result of abnormally high levels of precipitation.

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## SECTION IV SEWER RENT ESTIMATE

### PARTIAL AD VALOREM AND SEWER RENT

The following calculation assumed that operations and maintenance of sewer operations will be supported by the collection of real property taxes. The established sewer rent fee will fund the cost of debt service obligations.

### ADJUSTED WATER USAGE CALCULATION

As noted above, according to Town officials, there are an estimated 5,666 parcels with access to the sanitary sewer system. This amount excludes 1,345 parcels which are either vacant or are otherwise not believed to be connected to the system. Based on an estimated annual average water consumption of 114,000 gallons, the 1,345 excluded properties account for 153,330,000 gallons. This amount is deducted from the rate calculation. In addition, it is assumed that 90% of total water usage will utilize the sewer system. Detailed in the following table is the adjusted water usage to be used in connection with the establishment of the sewer rent fee.

#### Adjusted Water Usage

	Gallons
4-Year Average Water Sales	1,422,660,250
Less, Deduction for Estimated 1,345 Properties Not Connected to Sanitary Sewer System	(153,330,000)
<b>SUBTOTAL</b>	<b>1,269,330,250</b>
Less, 10% of Subtotal (Assumes 90% of Water Utilize Sewer System)	(126,933,025)
<b>ADJUSTED WATER SALES FOR FOR SEWER RATE CALCULATION</b>	<b>1,142,397,225</b>

The sewer rent calculation will be based upon an *estimated net* annual usage amount of 1,142,397,225 gallons.

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Town/Village of Harrison, New York



**SEWER RENT FEE CALCULATION**

Herein follows a detailed breakdown of the sewer rent calculation.

	Amount
<b>2019 Sewer Budget</b>	
Operations and Maintenance Related Costs	\$ N/A <sup>(1)</sup>
Existing Sewer District Debt Service Obligations	169,434
Estimated 2018 Serial Bonds (Sewer Portion) (Average Annual Payment - \$6.0 Million, 26 Year Term)	361,123
<b>SUBTOTAL OF APPLICABLE SEWER DISTRICT COSTS</b>	<b>\$ 530,557</b>
<b>ASSUMED SEWER RATE CALCULATION - PER GALLON</b> (Sewer Costs Divided By Adjusted Water Sales) ( <b>\$530,557 / 1,142,397,225</b> )	<b>\$ 0.00046</b> (Per Gallon)

(1) To be funded through ad valorem taxes. Based on the 2019 tentative budget, the amount of real property tax collections required for operations and maintenance would be \$666,937.

For the average residential consumer using 114,000 gallons of water each year, the sewer rate would be calculated based on 102,600 gallons ( $114,000 \times 90\% = 102,600$ ). The estimated annual sewer rent would be \$47.20 ( $\$0.00046 \times 102,600$ ). Under the flat rate billing method described in this memo and assuming a monthly billing structure, the average residential consumer would receive an invoice in the amount of \$3.93 each month.

Please note, the proposed sewer rent will fund only the cost of existing and future debt service obligations. Based on the tentative FY 2019, the amount of real property tax collections required for sewer district operations and maintenance would be \$666,937.

END

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Town/Village of Harrison, New York

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WESTCHESTER JOINT WATER WORKS  
1625 MAMARONECK AVE  
MAMARONECK NY 10543  
914-698-3500

Office hours: 8:30 A.M. - 4:30 P.M. Monday - Friday  
For information or emergency service call: (914) 698-3500  
Refer to your customer number.  
Keep this portion of bill for your records.  
See reverse side for important information.

Service address:

Page 1 of

CUSTOMER NUMBER			BILLING PERIOD		NO. DAYS	DATE OF BILL
			FROM	TO		
			08/24/2018	09/25/2018	32	09/26/2018
METER NUMBER	METER READINGS				CONSUMPTION IN 100s OF CUBIC FEET	TOTAL CONSUMPTION IN GALLONS
	Previous Reading	Code	Current Reading	Code		
60154659	1484	ACT	1491	ACT	7	5,236
DATE	ITEM DESCRIPTION		STATEMENT OF CHARGES			AMOUNT
*** DUPLICATE BILL ***						

DATE	ITEM DESCRIPTION	STATEMENT OF CHARGES	AMOUNT
*** DUPLICATE BILL ***			
09/25/18	Water Charges - 5,236 Gallons (Includes Service Charge)		\$ 47.26
09/25/18	<u>Sewer Rent Charge</u>		\$ 3.11
PLEASE PAY THIS AMOUNT BY 10/16/2018			\$ 50.37

IMPORTANT MESSAGES:

Fire hydrant use is restricted to Fire Department emergencies. Any other use can interfere with proper firefighting and cause water discoloration and should be reported to WJWW immediately @ 698-3500.

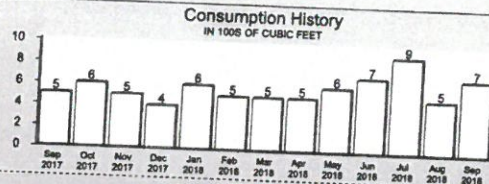
You may now pay your WJWW water bill online. Please go to our website ([wjww.com](http://wjww.com)) for more information, instructions on how to register, frequently asked questions (FAQs), and the link to our new payment module.

Rate Table - M0258/RES

Service Charge: \$8.73

Quantity Used	Basic*	Excess*
First 22 ccf	5.79	
Next 50 ccf	6.52	1.70
All over	7.13	2.58

\*per ccf (hundred cubic feet)  
One hundred cubic feet (1 ccf) equals 7.48 gallons



BILLING CODES	
ACT	Actual Reading
EST	Estimated Reading
MCH	Meter Charge

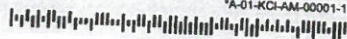


WESTCHESTER JOINT WATER WORKS  
1625 MAMARONECK AVE  
MAMARONECK NY 10543

QAPROOFS

10/26/2018 09:59:22  
Source File: WJWW\_20181026\_003\_DUP  
Doc Code: STATEMENT

\*A-01-KCI-AM-00001-1



2061550 048849 000050372

CUSTOMER NUMBER		SERVICE ADDRESS	
BILL DATE	AMOUNT DUE	DUE DATE	AMOUNT ENCLOSED
09/26/2018	\$ 50.37	10/16/2018	

MAKE CHECKS PAYABLE TO W.J.W.W.

WESTCHESTER JOINT WATER WORKS  
PO BOX 5069  
WHITE PLAINS NY 10602-5069



WESTCHESTER JOINT WATER WORKS  
1625 MAMARONECK AVE  
MAMARONECK NY 10543  
914-698-3500

Office hours: 8:30 A.M. - 4:30 P.M. Monday - Friday  
For information or emergency service call: (914) 698-3500  
Refer to your customer number.  
**Keep this portion of bill for your records.**  
See reverse side for important information.

Service address: -

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CUSTOMER NUMBER			BILLING PERIOD		NO. DAYS	DATE OF BILL
			FROM	TO		
			08/24/2018	09/25/2018	32	09/27/2018
METER NUMBER	METER READINGS				CONSUMPTION IN 100s OF CUBIC FEET	TOTAL CONSUMPTION IN GALLONS
	Previous		Current			
	Reading	Code	Reading	Code		
66102283	2704	ACT	2713	ACT	9	6,732
STATEMENT OF CHARGES						
DATE	ITEM DESCRIPTION					AMOUNT
*** DUPLICATE BILL ***						
09/25/18	Water Charges - 6,732 Gallons (Includes Service Charge)					\$ 60.12
09/25/18	<u>Sewer Rent Charge</u>					<u>\$ 4.00</u>
PLEASE PAY THIS AMOUNT BY 10/17/2018						\$ 64.12
IMPORTANT MESSAGES:						

**IMPORTANT MESSAGES:**

Fire hydrant use is restricted to Fire Department emergencies. Any other use can interfere with proper firefighting and cause water discoloration and should be reported to WJWW immediately @ 698-3500.

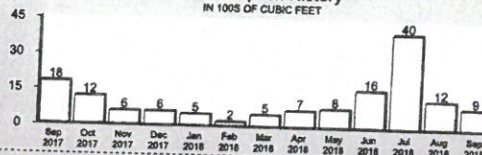
You may now pay your WJWW water bill online. Please go to our website ([wjww.com](http://wjww.com)) for more information, instructions on how to register, frequently asked questions (FAQs), and the link to our new payment module.

**Rate Table - M0234/RES**

Service Charge: \$8.01		
Quantity Used	Basic*	Excess*
First 22 ccf	5.79	
Next 50 ccf	6.52	1.70
All over	7.13	2.58

\*per ccf (hundred cubic feet)  
One hundred cubic feet (1 ccf) equals 7.48 gallons

**Consumption History**  
IN 100s OF CUBIC FEET



BILLING CODES	
ACT	Actual Reading
EST	Estimated Reading
MCH	Meter Change



WESTCHESTER JOINT WATER WORKS  
1625 MAMARONECK AVE  
MAMARONECK NY 10543

**QAPROOFS**

10/26/2018 07:31:28  
Source File: WJWW\_20181026\_001\_DUP  
Doc Code: STATEMENT

\*A-01-K53-AM-00001-1



2221480 035586 000064123

CUSTOMER NUMBER		SERVICE ADDRESS	
BILL DATE	AMOUNT DUE	DUE DATE	AMOUNT ENCLOS
09/27/2018	\$ 64.12	10/17/2018	

MAKE CHECKS PAYABLE TO W.J.W.W.

WESTCHESTER JOINT WATER WORKS  
PO BOX 5069  
WHITE PLAINS NY 10602-5069





WESTCHESTER JOINT WATER WORKS  
1625 MAMARONECK AVE  
MAMARONECK NY 10543  
914-698-3500

Office hours: 8:30 A.M. - 4:30 P.M. Monday - Friday  
For information or emergency service call: (914) 698-3500  
Refer to your customer number.  
**Keep this portion of bill for your records.**  
See reverse side for important information.

Service address:

Page 1 of

Page 1 of 1

CUSTOMER NUMBER			BILLING PERIOD		NO. DAYS	DATE OF BILL
			FROM	TO		
			08/24/2018	09/25/2018	32	09/26/2018
METER NUMBER	METER READINGS				CONSUMPTION IN 100s OF CUBIC FEET	TOTAL CONSUMPTION IN GALLONS
	Previous		Current			
	Reading	Code	Reading	Code		
63247316	1992	ACT	2033	ACT	41	30,668

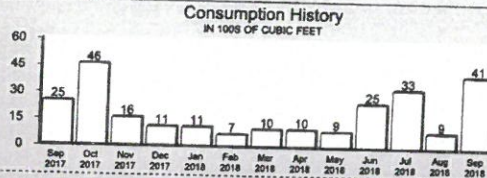
DATE	ITEM DESCRIPTION	STATEMENT OF CHARGES	AMOUNT
*** DUPLICATE BILL ***			
08/27/18	Previous Balance		\$ 62.64
08/27/18	Accrued Penalties		\$ 0.52
09/25/18	Water Charges - 30,668 Gallons (Includes Service Charge)		\$ 257.99
09/25/18	Excess Per Capita Use Surcharge		\$ 32.30
09/25/18	<u>Sewer Rent Charge</u>		<u>\$ 18.22</u>
PLEASE PAY THIS AMOUNT BY 10/16/2018			\$ 371.67

IMPORTANT MESSAGES:

Fire hydrant use is restricted to Fire Department emergencies. Any other use can interfere with proper firefighting and cause water discoloration and should be reported to WJWW immediately @ 698-3500.

You may now pay your WJWW water bill online. Please go to our website ([wjww.com](http://wjww.com)) for more information, instructions on how to register, frequently asked questions (FAQs), and the link to our new payment module.

Rate Table - M0258/RES		
Service Charge: \$6.73		
Quantity Used	Basic*	Excess*
First 22 ccf	5.79	
Next 50 ccf	6.52	1.70
All over	7.13	2.58
*per ccf (hundred cubic feet) One hundred cubic feet (1 ccf) equals 7.48 gallons		



BILLING CODES	
ACT	Actual Reading
EST	Estimated Reading
MCH	Meter Change



WESTCHESTER JOINT WATER WORKS  
1625 MAMARONECK AVE  
MAMARONECK NY 10543

QAPROOFS

10/26/2018 09:15:33  
Source File: WJWW\_20181026\_002\_DUP  
Doc Code: STATEMENT

\*A-01-KAU-AM-00001-1



CUSTOMER NUMBER		SERVICE ADDRESS	
DATE	AMOUNT DUE	DATE	AMOUNT ENCL
09/26/2018	\$ 371.67	10/16/2018	

MAKE CHECKS PAYABLE TO W.J.W.W.

WESTCHESTER JOINT WATER WORKS  
PO BOX 5069  
WHITE PLAINS NY 10602-5069

2031550 079441 000371672

November 1, 2018

Councilman Malfitano had several questions; If the Town is creating a sewer rent district, why wouldn't they want to include and fold into that all operating maintenance costs?

James Nytko from Capital Markets Advisors replied that it is an option and some municipalities do it that way.

Councilman Malfitano suggested that anything having to do with the operations and maintenance of the sewer district, whether it is having to make improvements as a result of the studies or aging infrastructure, all should be done under the sewer rent. Capital Markets Advisors carved out 1,345 properties as not connected to the sewer. Councilman Malfitano asked if that number was accurate. The Councilman's concern was each user paying their rental fee based on 90% of their usage. Councilman Malfitano opined that some people use more than 50% of their water to irrigate their properties. The first and last quarters of the year are less money because there is no irrigation, and then the summer months are higher. Examining someone that is irrigating property, the chances that their average usage is more than 50% attributed to irrigation are high which is problematic. A better way to do this is to normalize the water bill and carve the high usage months out of the system and base the usage on a normal annualized rate of use.

Supervisor Belmont said it is 90% of the total use and deducting 10% for the entire year. That is what is done in other communities to help balance the rental fee.

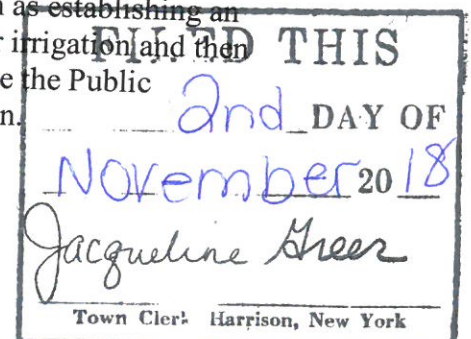
Councilman Malfitano said the Board needed to come up with a better formula-driven rate. He is in favor of doing this, but it must be fair. It can't be unbalanced. There must be a better way of forecasting what the average annual water usage of a resident is. Councilman Malfitano explained he's not going to support this structure. By way of this law, amounts of water that are not discharged into the sanitary sewer may be excluded. This law is to establish a fee based upon rates of water usage that are discharged into the sanitary sewer system. That is what this law states.

Harrison resident, Emil Toso, said the way he understands it is the sewer rate is going to be based on the water rate. Mr. Toso feels the water rate and the way it is billed is inequitable.

Councilman Malfitano asked David Birdsall from Westchester Joint Water Works if they could reasonably define times that irrigation doesn't typically occur.

Mr. Birdsall replied that he could.

Councilman Malfitano suggested there is a better way to do this, such as establishing an average annual rate of usage exclusive of high water usage months for irrigation and then base the rate on that. Councilman Malfitano made a motion to continue the Public Hearing to the next meeting. Councilman Sciliano seconded the motion.





November 1, 2018

2018 -- 433

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

Page 1

1 ORIGINAL

2 TOWN BOARD

3 TOWN OF HARRISON, NEW YORK

4 PUBLIC HEARING

5 249 HALSTEAD AVENUE

6 November, 1 2018

7 1 Heineman Place

8 Harrison, New York 10528

9 7:53 p.m.

10 BEFORE:

11 RONALD BELMONT, Mayor

12 FRED SCILIANO, Deputy Mayor

13 RICHARD DIONISIO, Trustee

14 STEPHEN MALFITANO, Trustee

15 FRANK GORDON, Trustee

16 PRESENT:

17 JONATHAN D. KRAUT, Village Attorney

18 JACKIE GREER, Town Clerk

19

20

21

22

23 Douglas F. Colavito, Court Reporter

24

25

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November 20 18

Jacqueline Greer

Town Clerk, Harrison, New York

249 HALSTEAD AVENUE - PUBLIC HEARING

MR. BELMONT: We're going to open a public hearing to determine the amount and the extent of real property to be acquired by the town for the condemnation of real property Block 131, Lot 21, more commonly known as 249 Halstead Avenue. Condemnation is necessary for installation of parking and other advantages in the downtown area. Thank you, guys.

Counsel?

MR. KRAUT: Need a vote to open the public hearing.

MR. BELMONT: Do I have a vote -- do I have a motion to open the public hearing?

MR. DIONISIO: Motion.

MR. BELMONT: Second. Do I have a second to open the public hearing?

MR. SCILIANO: I'll make -- I'll second.

MR. BELMONT: Favor?

(A chorus of "ayes.")

MR. BELMONT: Counsel.

MR. KRAUT: Very well.

MR. BELMONT: Counselor, you can now

249 HALSTEAD AVENUE - PUBLIC HEARING

proceed.

MR. KRAUT: As the mayor said, this is a public hearing concerning real property commonly known in 249 Halstead Avenue in Harrison, New York, Block 131 Lot 21 on our tax map. The purpose of a public hearing on an eminent domain proceeding is to outline the public purpose that we wish to put the property to; so that the public can understand and comment on it, as well as the owner of the property. We're going to talk a little bit about the location, proposed alternative locations or, actually, in this case, the lack thereof, and other information that we consider pertinent to the hearing. As a matter of procedure, I'm going to first introduce certain documents and file them with the clerk. For the record, my name is Jonathan Kraut, K-R-A-U-T, and I represent the town as the village attorney in the town attorney's office.

(Exhibit 1, NOTICE OF PUBLIC HEARING, was marked for identification.)

249 HALSTEAD AVENUE - PUBLIC HEARING

MR. KRAUT: Exhibit 1 in this proceeding is the notice of public hearing, and I file that document with the clerk. And incidentally, for members of the public, all exhibits that are filed in connection with this proceeding will be available in the clerk's office for photocopy and inspection.

(Exhibit 2, AFFIDAVIT OF SERVICE, was marked for identification.)

MR. KRAUT: Exhibit 2 is the affidavit of service, a service upon the ownership of 249 Halstead Avenue Properties, LLC and the appropriate individual. And that affidavit of service has, attached to it, the authorization to set the date for today's public hearing by this town board, which was filed October 5th, 2018, with the clerk and voted upon by this board. That's Exhibit 2.

(Exhibit 3, RECEIPT OF THE NOTICE OF PUBLIC HEARING, was marked for identification.)

249 HALSTEAD AVENUE - PUBLIC HEARING

MR. KRAUT: Exhibit 3 is the receipt of the notice of public hearing, which was published in the official publication on the dates of October 17th, 18th, 19th, 20th, and 21st pursuant to the eminent domain procedures law. That is Exhibit 3.

(Exhibit 4, LETTER DATED 8/24/18, was marked for identification.)

MR. KRAUT: Exhibit 4 is a letter dated August 24, 2018, from myself as village attorney. That was a good-faith letter to the owner of the property sent via FedEx certificated mail and regular mail extending an invitation to speak and negotiate concerning this property. Again, that's dated August 24, 2018, and that's Exhibit 4.

(Exhibit 5, ADDITIONAL NOTICE OF PUBLIC HEARING, was marked for identification.)

MR. KRAUT: Exhibit 5 is an additional



1           249 HALSTEAD AVENUE - PUBLIC HEARING  
2           notice of today's public hearing dated October  
3           5th, 2018, served by personal delivery, but  
4           also sent via FedEx, certified mail, and  
5           regular first class mail. That's Exhibit 5.  
6

7           (Exhibit 6, DEED, was marked for  
8           identification.)  
9

10           MR. KRAUT: Exhibit 6 is the last deed of  
11           record showing the ownership of the property to  
12           be 249 Halstead Avenue Properties, LLC, a New  
13           York limited liability company with offices at  
14           33 3rd Avenue, Pelham, New York. And that deed  
15           depicts the last file record owner, again, of  
16           the property. That's Exhibit 6.  
17

18           (Exhibit 7, MAP, was marked for  
19           identification.)  
20

21           MR. KRAUT: The next exhibit is an area  
22           map of the property, and we're going to, in a  
23           moment, speak with the town engineer and look  
24           at some of the drawings concerning the  
25           property. This is an area map, which is

249 HALSTEAD AVENUE - PUBLIC HEARING

Exhibit 7, showing the surrounding area around the property. And for the board's reference, a copy of that exhibit is being handed up for you to circulate so each of you will have a close-up view.

(Exhibit 8, MULTI-PAGE DOCUMENT, was marked for identification.)

MR. KRAUT: Exhibit 8 is a multi-page document, which consist of the boards we're going to look at in a moment. It's Exhibit 8 again, and it has a survey on the first page of the property. It shows an outline of the property and the abutting properties and some closer -- and views of it, and that's filed as Exhibit 8. I'm also going to hand up copies of that packet for the board to have at your hand.

I would point out that in discussions with members of the board, it's not the board's intention to close today's public hearing, but rather to introduce this matter to the public forum. And I would note that, this afternoon, we were contacted by a representative of the

249 HALSTEAD AVENUE - PUBLIC HEARING

owner, Attorney John Voetsch, who is present, letting us know that, you know, a dialogue could still be had, because certainly, that's both encouraged by the law and, also, it's always been the town's practice to have a dialogue concerning the property, and we're going to continue to do that while this proceeding goes forward. But Mr. Voetsch is, you know, well-schooled in the law, and he understands this process is going to continue forward. We certainly would invite discussions.

So with that, we have our town engineer. If you could just introduce yourself with a spelling of your name for the record.

MR. AMODEO: My name Michael Amodio, A-M-O-D-E-O, town engineer.

MR. KRAUT: So a couple of questions just to direct them on to the record.

As a town engineer, did you take a look at this property and the surrounding area?

MR. AMODEO: Yes, I have.

MR. KRAUT: And in looking at this property and the surrounding area, did you make

249 HALSTEAD AVENUE - PUBLIC HEARING

a determination as to whether or not there were any alternative locations for a parking lot that were vacant land or did not have structures on them?

MR. AMODEO: We did not find any alternate areas.

MR. KRAUT: Okay. And with regard to the suitability of this area for parking, which is the purpose the board wishes to entertain, did you make a determination, as a professional engineer, as to whether or not parking on the lot would be feasible?

MR. AMODEO: Yes, it is feasible.

MR. KRAUT: And did you make any determination, as of yet, as to what particular configuration, if any, you would recommended to the board if they were to condemn the property and use it for parking?

MR. AMODEO: We started to look into that to check feasible layouts. We haven't gotten into the details of picking one or another or going through all of them.

MR. KRAUT: So would it be fair to say that, currently, you are still considering

1           249 HALSTEAD AVENUE - PUBLIC HEARING  
2           different configurations for parking?

3           MR. AMODEO: Yes.

4           MR. KRAUT: But are you confident that  
5           this lot could be utilized for additional  
6           parking?

7           MR. AMODEO: Yes, absolutely.

8           MR. KRAUT: Okay. If you could, perhaps,  
9           just walk the town board through the  
10          surrounding area, and the public as well, and  
11          noting any comments about the particular lot,  
12          its configuration and location.

13          MR. AMODEO: Okay. The lot that we're  
14          referring to is 249 Halstead Avenue, fronts on  
15          Halstead to the north, backs up to Fremont  
16          Street on the south. It extends completely  
17          from Halstead Avenue to Fremont Street. It is  
18          located west of Harrison Avenue approximately  
19          -- approximately 350 feet from Harrison Avenue,  
20          and approximately 275 feet from Harrison Avenue  
21          along -- along Fremont. The property itself is  
22          approximately 12,000 square feet. It's  
23          approximately 190 feet in depth, and it varies  
24          in width from about 90 feet along Halstead to  
25          about 30 feet along Fremont. The grade slopes

1                   249 HALSTEAD AVENUE - PUBLIC HEARING  
2                   from Halstead Avenue down to Fremont, and  
3                   there's approximately 13 feet of elevation  
4                   differential between Halstead and Fremont. It  
5                   is also across the street from the intersection  
6                   of Halstead Avenue and King Street. So that's  
7                   the basic configuration of the lot.

8                   MR. KRAUT: And do you have any other  
9                   depictions that can show the lot, like a  
10                  survey, sort of, dialing down the lens, if you  
11                  will?

12                 MR. AMODEO: This is just a bare survey,  
13                 an older survey of the lot when structures and  
14                 driveways existed on it. You could see the  
15                 same configuration, the depth of the lot, and  
16                 the varying width. And there's so also some  
17                 contours on there to show you the -- how it  
18                 slopes down to Fremont Street.

19                 MR. KRAUT: And for the public record,  
20                 that depiction, that survey is the first sheet  
21                 on Exhibit 8.

22                 Did you make an inspection of the property  
23                 to see if any of those structures that are  
24                 shown on that survey are still there?

25                 MR. AMODEO: I don't believe the

249 HALSTEAD AVENUE - PUBLIC HEARING

structures are there. We have other -- these are recent photographs. This is a view from -- in front of Halstead Avenue looking towards Fremont Street. You could see that the current state of the property is bare.

MR. KRAUT: And just so that the stenographic record would be complete, if you could, could you take your time to describe the surface materials and conditions that you observed in the photograph and at the site starting at Fremont and working your way up towards the main road.

MR. AMODEO: As you could see in the -- from the older survey, there was structures and driveways there. So, now, the site is left -- now, this drawing is Fremont at the top. Halstead is down at the bottom. So you could see, there's asphalt patches remaining starting at Fremont. There are sections where the foundations were, which is now across between rubble and some -- some vegetation. Some other asphalt patches, one of which led down to -- led up to Harrison Avenue and -- Halstead Avenue, I'm sorry. And the rest, as you could



249 HALSTEAD AVENUE - PUBLIC HEARING

see along Halstead Avenue, is a big chunk of grass, also with a little patch of what looks like to be some rubble and some exposed soil.

MR. KRAUT: And for the record, I would point out that the survey, that is the first sheet on Exhibit 8, depicts curb cuts both on Fremont. And you see the asphalt area in the photograph that's been paved, as well as another two curb cuts that existed at that time up on Halstead. And you could see the older pavement on the photograph, as well.

Are there any other photographs that you want to show the board? Okay.

MR. AMODEO: That's just from a different angle.

MR. KRAUT: Yeah. And that's just from a different angle.

So I think, at this point, obviously, the board and the public is -- is pretty familiar in Harrison with the parking issues we've had in the business district. It's been identified as one of the restricters [ph.] That has kept the business district from -- from moving forward. It's been improved in certain areas.

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 Obviously, you have the Avalon project that is  
2 going to increase parking as well, but we all  
3 know that parking has been determined by  
4 planning and by review and engineering to be  
5 tight in the downtown. With that, particularly  
6 since you're not closing the public hearing  
7 tonight, unless the board has any specific  
8 questions, at this point, I would suggest to  
9 the mayor and the board that you open up, as  
10 required under law, for any person in  
11 attendance to be given a reasonable opportunity  
12 to present oral or written testimony concerning  
13 the public purpose and the use. I would note  
14 that, certainly, written commentary is -- is  
15 welcome. It would be filed with the clerk as  
16 part of the record. And that the hearing being  
17 left open, certainly, any written commentary  
18 can be submitted after today if someone is here  
19 who have written comments and wanted to furnish  
20 them. Given that we do not have even a  
21 proffered, proposed, or contemplated parking  
22 layout by the town engineer. And given that  
23 the board, therefore, couldn't even opine on  
24 what parking configuration it might best  
25

249 HALSTEAD AVENUE - PUBLIC HEARING

consider if you were going to condemn the property, I would respectfully suggest to the board, you leave the hearing open; that you confine comments from the public today to the purpose of parking there. Rather than people, sort of, extemporaneously addressing good and bad hypothetical parking layouts, because we don't have a parking layout yet. Fair enough? Okay.

MR. BELMONT: Anyone like to address the board?

MR. KRAUT: If no one wishes to address the board, I would just --

MR. TOSO: I wish to address the board.

MR. KRAUT: Okay.

MR. TOSO: My name Emil Toso. I live at 210 Fremont Street.

MR. BELMONT: Sir, could you just please spell that for the stenographer.

MR. TOSO: Fremont Street?

MR. BELMONT: Your name, sir.

MR. TOSO: Oh, T-O-S-O.

And I live right next to a parking lot. You all know that. And I live 50 feet away

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 from this property, okay, approximately. So  
2 I'm in the middle of all the parking downtown.  
3 I know -- probably, I know more about parking,  
4 except maybe the traffic -- the enforcement  
5 officer of parking.  
6

7 First of all, this gentleman, Mr.  
8 D'Onofrio has been -- he spent about 12 years,  
9 great amount of money, petitioning the town  
10 board, the planning board, zoning board, and  
11 trying to comprise -- satisfy those people for  
12 what they want and what he wants and back and  
13 forth and whatever. So I think, first, it's an  
14 unethical thing to try to take this guy's  
15 property away from him. But you need to know  
16 also that I was the person -- I attended every  
17 one of his meetings, and I opposed every one of  
18 his suggestions about his building, because he  
19 had parking in back on a residential lot, and I  
20 still oppose that. But the town is going to  
21 overlook that, I'm sure.

22 But my main -- my main thrust here is: I  
23 think this is 50 years at a time. You know,  
24 we're in -- we're in an era now where retail  
25 sales are changing. We're going to the

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 internet to buy. Internet sales are going up  
2 15 percent a year. These mom-and-pop stores of  
3 the avenue have been declining for 50 years.  
4 We're not only having this problem, Mamaroneck,  
5 Larchmont all -- everybody's having this  
6 problem, that mom-and-pop stores. So to invest  
7 money in a parking lot, you're telling me that  
8 this is for the stores, the shoppers, et cetera  
9 when, in fact, I know that a bigger portion of  
10 its use is going to be for all the apartment  
11 houses that are downtown that don't have any  
12 parking for their -- their tenants. So this --  
13 when I go downtown, or I look at the lot next  
14 door or down the main lot, it is -- there is  
15 always parking available, except one day a  
16 week, Saturday; that's the main shopping day.  
17 And it's full on Saturday from 10 to 3, 3:30.  
18 Now, there's plenty of parking in Harrison for  
19 the shoppers, but no one wants to walk. You  
20 got -- you've got 18 spaces behind the  
21 firehouse. That -- on a lower level, there's  
22 another 12 spaces. You go to Park Avenue, the  
23 Park Avenue lot, there's another 37 spaces, but  
24 people don't want to walk that far. So I mean,  
25

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1           you're saying, Well, this lot is going to be  
2           closer. Yeah, you're right. It's going to be  
3           closer. It's going to be off -- off the --  
4           it's going to be on the edge of what's the  
5           parking, if you consider Harrison Avenue and  
6           Halstead Avenue the focal point of business.  
7           Okay. So my suggestions is that you sell the  
8           Park Avenue lot. If you're -- I mean, if  
9           you're bent on buying this lot, okay, I would  
10          -- my suggestion would be that you sell the  
11          Park Avenue lot, and do this lot. If that's  
12          what you want to do. But the main reason I'm  
13          objecting to this is because my understanding  
14          is that the residential taxpayers pay more than  
15          50 percent of the overall taxes of Harrison.  
16          In other words, I'm talking about the  
17          two-family, one-family houses, condos, and  
18          co-ops; they are all residential properties.  
19          They pay more than 50 percent. So therefore,  
20          we own -- the residential taxpayers own more  
21          than 50 percent of the existing property. They  
22          own more than 50 percent of everything that  
23          Harrison owns. And I resent the fact that we  
24          have to pay money to buy a lot and have the  
25

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 tenants of these apartment houses use it  
2 without paying for it. Before you go ahead and  
3 do this, I think you ought to straighten out  
4 the parking situation in Harrison, and make it  
5 equitable. When we started a parking authority  
6 back in 2002, 20 -- yeah -- 20 -- 2002, I  
7 thought it was we were going to go ahead and  
8 put all the parking lots under the parking  
9 authority. So now, we never did that. Okay.  
10 So now, here we are talking about buying more  
11 parking. Why should I have to pay for the  
12 parking when the biggest use is going to be the  
13 tenants of the apartment houses. Those  
14 apartment houses need to be assessed for the  
15 amount of parking that they don't have. We  
16 have a requirement in downtown, which I think  
17 is too minimum, which is one space per unit.  
18 It's not enough. All right. You already have  
19 -- you can go around and look around. Newport  
20 Towers is short of parking. They have one --  
21 so people are parking in Chase Bank overnight.  
22 They get chased out of there in the morning,  
23 and so forth and so on. Our theory in downtown  
24 has been that we have a transit-oriented  
25



## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 development. So if people can't find parking  
2 downtown, they can park their cars in the train  
3 station. Oh, that's fine, but you got to get  
4 your car out of the train station in the  
5 morning. All right. And there's no -- there's  
6 no -- you can park there on Saturday and  
7 Sunday, but not during the week. All right.  
8 So that's the problem. So I think we need to  
9 get an assessment against all these buildings  
10 that are short of parking and have no parking,  
11 at all. Because they use the lots seven days a  
12 week from, like, 6:00 till 10 in the morning.  
13 We have a two-hour parking restriction in our  
14 lots. We don't charge for parking. So the  
15 meter maid can't mark a car until 8 in the  
16 morning, and she can't ticket him until 10 in  
17 the morning. So therefore, these people can  
18 park there from 5, 6, 7 at night all the way to  
19 the next morning. That's the bulk of what the  
20 lots are used for now. That's the bulk of what  
21 this lot is going to be used for. And I resent  
22 the fact that you use my money to finance -- as  
23 a residential person, you use my money to  
24 finance all these lots on behalf mostly of the  
25

249 HALSTEAD AVENUE - PUBLIC HEARING

people in -- the commercial businesses that run apartment houses with no parking. Thank you.

MR. BELMONT: Thank you.

MR. VOETSCH: Mr. Mayor, may I address the board?

MR. BELMONT: Address the board.

MR. VOETSCH: Honorable members, my name is John Voetsch, V-O-E-T-S-C-H. Mr. Alex D'Onofrio, who is sitting in the front row, has asked me to speak on his behalf since he is the principal owner of the corporation that owns this property. There are -- I've never agreed with Mr. Toso in the past, but I surely agree with him tonight. He was very eloquent, and he did make a point that Mr. D'Onofrio, for the last 12 years, has spent a lot of time and energy to develop this property. He got approval. The economic conditions changed his mind, but presently, Mr. D'Onofrio has paid over \$85,000 to the Town of Harrison in the form of permits to get this project going, and he's about ready to go. So this was a shock to him. He did receive the letters, but he really didn't think it was going to happen. Mr.

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 D'Onofrio asked me to express his feelings and  
2 to ask the board: Does the board have a study,  
3 a professional study, that say additional  
4 parking is needed for downtown? Without a  
5 study, I think we're jumping the gun and just  
6 to say, Oh, we all know we need parking, more  
7 parking, in Harrison. Mr. D'Onofrio and many  
8 other people of the Town of Harrison were under  
9 the impression that this Avalon project that  
10 the town considered a lot of time, and it built  
11 many structures, and that this Avalon project  
12 was going to attend to a lot of the parking  
13 needs. Right now, Mr. D'Onofrio has already  
14 approved three commercial spaces, three  
15 apartments, and an office. And I think it  
16 would finally -- he believes, as I do, it would  
17 dress up or be a final piece of beautifying  
18 Harrison. I don't know of one person -- you  
19 guys know, but I don't know -- that thinks a  
20 parking lot is a perfect structure for  
21 aesthetics or making the town beautiful. Most  
22 of the towns, including Rye, Mamaroneck, which  
23 are very successful, has the parking behind the  
24 buildings, not on the most important portion of  
25

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 town being across from the post office and some  
2 high -- high-end or high-volume stores. So Mr.  
3 D'Onofrio wanted to know: Has the town  
4 explored any other town old properties? Has  
5 the town explored putting a second tier on the  
6 Purdy Street parking? Now, people might say,  
7 Well, that's a distance away. Well, I've lived  
8 in this town all my life, and so have most of  
9 the board members. A lot of people know that a  
10 lot of people -- a lot of cars that are parking  
11 on the street are actually workers. They  
12 actually work in the stores. So maybe, there  
13 could be parking there. As Mr. Toso wisely  
14 said, there's parking behind the fire  
15 department. A tier, second tier, could be put  
16 there off of Harrison Avenue across from the  
17 old movie theater. Maybe we could spend a  
18 little time to analyze how we could get more  
19 parking spaces there. A third avenue, and I  
20 don't know if the town has explored it, the  
21 property behind CVS. The property behind CVS  
22 is ideal for a second-story parking structure,  
23 which would be close to the railroad tracks,  
24 and if there's parking -- if there's a report  
25

## 249 HALSTEAD AVENUE - PUBLIC HEARING

1 that parking is necessary. I don't know how  
2 busy the downtown is. We surely hope it gets a  
3 little more busier. But I think there's --  
4 parking spaces could be added. For example, I  
5 go by the karate place, and they have special  
6 privileges: For certain hours, no one could  
7 park in front of their store. That's not fair  
8 to the other people that want to park. So the  
9 issue is: Is there a study that shows that  
10 parking is necessary? Is there -- what is the  
11 study? Is there a study, or will there be a  
12 study of how many spaces we could get there? I  
13 guess it's in -- almost a pre-embryotic,  
14 because we don't know if there's going to be a  
15 parking structure, second floor, first floor.  
16 We don't know how many spaces. We don't know  
17 the cost. As Mr. D'Onofrio's plans, he -- he  
18 -- his project is going to provide seven  
19 parking spaces off the street at no cost to the  
20 town. You will also gain two additional spots  
21 -- at least one additional spot because, right  
22 now, there's no parking where -- the Ferreiras  
23 used to have a wrap-around driveway. The  
24 Ferreiras, for people who don't know, used to  
25

## 249 HALSTEAD AVENUE - PUBLIC HEARING

own the property. And there was a circular driveway there, and part of the circular driveway, they had an entrance and an exit. Since Mr. D'Onofrio is not going to be using that, that entrance and exit will create two additional parking spaces. So that's nine spaces. So Mr. D'Onofrio is -- would like to build this project. He and many other people think it would be more beneficial for the town to have the structure, a very attractive, attractive-looking structure that would finalize in a landscape.

I call people's attention Mr. D'Onofrio's first project in the Town of Harrison, that being the Wells Fargo building located on Halstead Avenue and Purdy Street. That particular project, Mr. D'Onofrio, at his own cost/expense put pavers for the sidewalk on town approval. He has it exquisitely landscaped all year round, summer vegetation. So it's his position that he would like to continue his project; that his project would be the best interest in the town.

Yes, I had a conversation with town

249 HALSTEAD AVENUE - PUBLIC HEARING

counsel today. And if this has to go through,  
I don't know if it is, then Mr. D'Onofrio might  
have no option. Well, he does have an option,  
but he will talk in good faith. And I want to  
thank the board for giving me the time, and I  
hope I got my heart into it as much as Mr.  
D'Onofrio wanted me to. That he really wants  
to build this project. He thinks it's in the  
best interest of the town. He thinks that  
he'll provide nine free parking spaces. And  
yes, he's hoping that there -- that online is  
going to kill downtown. Okay. I don't believe  
-- I disagree a little bit with you, Mr. Toso.  
You can't eat online any food, but a good store  
will attract people. Good stores will attract  
people. And we want a vibrant downtown. Thank  
you very much.

MR. BELMONT: Thank you. Anyone else like  
to address board?

MR. KRAUT: Mr. Mayor, if there's no one  
else who wants to address the board this  
evening, I'd ask the board to adjourn this out,  
not to your next meeting, but the meeting that  
follows that.



249 HALSTEAD AVENUE - PUBLIC HEARING

MR. MALFITANO: What's the date of that meeting?

MR. BELMONT: I'd ask the clerk.

MS. GREER: December 6.

MR. VOETSCH: Well, may I be heard on that?

MR. MALFITANO: December 6 is the second --

MS. GREER: We have December 14 and December 6th and December 20th.

MR. MALFITANO: Wait. You said December 14th before December --

MS. GREER: Sorry. November 14th, December 6th, December 20th.

MR. MALFITANO: That's also the night of the public hearing for the budget.

MR. VOETSCH: Mr. Mayor and honorable members, Mr. D'Onofrio would like to move this process along.

MR. BELMONT: Okay. Thank you very much.

MR. VOETSCH: Well -- well --

MR. BELMONT: It's been -- it's been 12 years. For the record, it's been 12 years since he -- and you mentioned, and everyone

249 HALSTEAD AVENUE - PUBLIC HEARING

mentioned since he has his approvals. So an extra week, two weeks here or there, is not going to make that much of a difference. So --

MR. VOETSCH: May I be heard.

MR. BELMONT: You've been heard. You've been heard for 15 minutes plus.

MR. KRAUT: You know what, can I mitigate this discussion. I will change my request. Can you put it on for the next meeting for this.

MR. VOETSCH: Thank you. Okay.

MR. KRAUT: So if the board will just motion to recess it for the next meeting, I appreciate it.

MR. MALFITANO: So moved.

MR. VOETSCH: So moved, and I approve. Thank you.

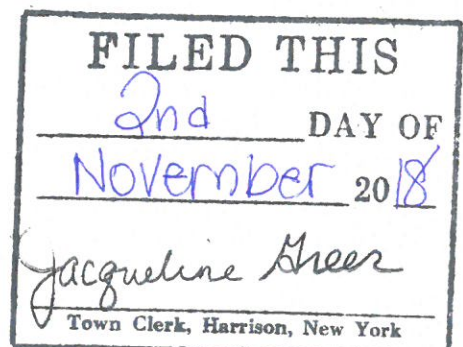
MR. KRAUT: All in favor?

(A chorus of "ayes.")

(Time noted: 8:27 p.m.)

249 HALSTEAD AVENUE - PUBLIC HEARING  
I N D E X

1		
2		
3		
4	(Exhibit 1, NOTICE OF PUBLIC HEARING, was	4
	marked for identification.)	
5		
6	(Exhibit 2, AFFIDAVIT OF SERVICE, was marked	4
	for identification.)	
7	(Exhibit 3, RECEIPT OF THE NOTICE OF PUBLIC	5
	HEARING, was marked for identification.)	
8		
9	(Exhibit 4, LETTER DATED 8/24/18, was marked	5
	for identification.)	
10	(Exhibit 5, ADDITIONAL NOTICE OF PUBLIC	5
	HEARING, was marked for identification.)	
11		
12	(Exhibit 6, DEED, was marked for	6
	identification.)	
13	(Exhibit 7, MAP, was marked for	6
	identification.)	
14		
15	(Exhibit 8, MULTI-PAGE DOCUMENT, was marked	7
	for identification.)	
16		
17	(Exhibits were retained by Mr. Kraut.)	
18		
19		
20		
21		
22		
23		
24		
25		



November 1, 2018

2018 - - 434

AUTHORIZATION TO APPOINT KATELYN VICKERY  
AS A PART-TIME INTERMEDIATE CLERK

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, for approval to hire Katelyn Vickery as a part-time Intermediate Clerk at \$11.00 hourly, effective Monday, November 5<sup>th</sup>, 2018 and not to exceed 17.50 hours weekly.

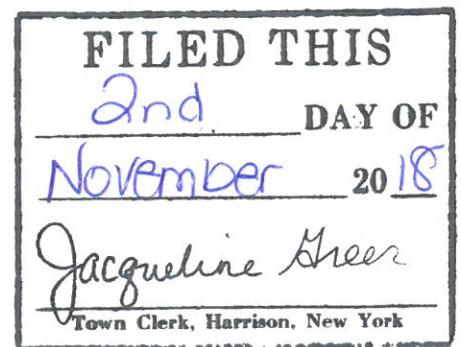
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, and Personnel Manager.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



November 1, 2018

2018 - - 435

AUTHORIZATION OF A BUDGET TRANSFER

On motion of Councilman Malfitano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie for the following budget transfer:

To move available funds in the Building Dept Salary line to Building Dept Special Service line to cover payments towards Trak It system for 2018. Paid for Trak It in 2018 \$124,000 plus \$32,600 equals \$156,600. Balance of \$39,040 to be paid from 2019 budget.

Increase:

001-3620-100-0407	32,600
Building Dept-Special Services	

Decrease

001-3620-100-0102	32,600
Building Dept-Salaries	

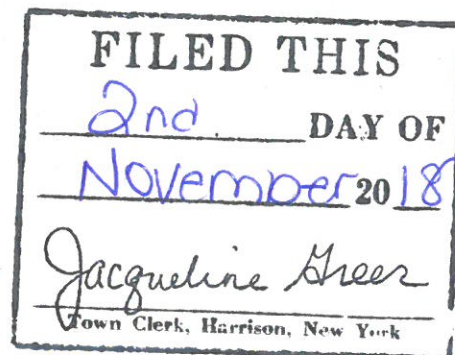
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon Malfitano and Sciliano  
Supervisor Belmont

NAYS: None

ABSENT: None





November 1, 2018

2018 - - 436

AUTHORIZATION FOR A STORMWATER CONTROL FACILITY EASEMENT  
AND MAINTENANCE AGREEMENT

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Town Attorney, Frank Allegretti, for approval of a Stormwater Control Facility Easement and Maintenance Agreement between MS Harrison, LLC and Town/Village of Harrison in connection with the Solar Installation Project at 2000 Westchester Avenue.

FURTHER RESOLVED that the Supervisor execute the Agreement along with all other documents for filing of the Agreement with Westchester County.

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

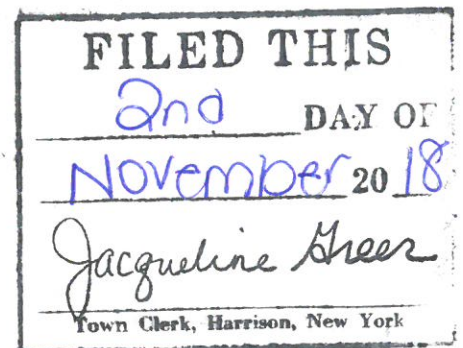
Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, and Malfitano  
Supervisor Belmont

NAYS: None

ABSENT: None

RECUSED: Councilman Sciliano



November 1, 2018

2018 - - 437  
AUTHORIZATION OF THE TRANSFER OF WATER WENT ARREARS  
FROM WJWW

On motion of Councilman Malfitano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Receiver of Taxes, Michael Giordano, for authorization of the transfer of water rent arrears from WJWW in the amount of \$165,507.17 to the 2018 Assessment Roll for the 2019 Town/Village Tax Bills of the corresponding properties.

	OWNER NAME	PREMESIS ADDRESS	SECT-BLOCK-LOT	PAST DUE AMT	TAX LEVY TRANSFER FEE	TOTAL
1	WP AMBULATORY SURGERY CTR	226 WESTCHESTER AVE	0000-0692-0003	\$ 2,943.87	\$600.00	\$3,543.87
2	ANTHONY & DONNA MANGONE	34 PINEHURST DR	0000-0691-0193	\$ 1,737.06	\$400.00	\$2,137.06
3	ANTHONY & ANNA SCAVONE	32 MADISON ST	0000-0849-0025	\$ 1,606.08	\$400.00	\$2,006.08
4	WILLIMGTON SAVINGS	10 PINEHURST DR	0000-0691-0212	\$ 1,340.44	\$300.00	\$1,640.44
5	DENYS PURDY	506 MAIN ST E	0000-0825-059	\$ 1,271.09	\$300.00	\$1,571.09
6	RENNE SENIOR	38 HARRISON ST	0000-0835-0012	\$ 693.34	\$200.00	\$893.34
7	SCAVONE/ZAROLA	116 GAINSBORG AVE E	0000-0849-0028	\$ 667.67	\$200.00	\$867.67
8	ANTHONY & LORETTA RUSSO	295 GAINSBORG AVE E	0000-0915-0002	\$ 515.80	\$200.00	\$715.80
9	PETER MASSA	38 WHITE PLAINS AVE	0000-0761-0013	\$ 496.51	\$100.00	\$596.51
10	MR FAIAZ	188 PARK AVE	0000-0903-0021	\$ 342.02	\$100.00	\$442.02
11	J DOYLE	58 PARKVIEW AVE E	0000-0721-0045	\$ 287.18	\$100.00	\$387.18
12	HOMESCAPE REATLY	5 ORCHARD PL	0000-0021-0007	\$ 1,289.90	\$300.00	\$1,589.90
13	MICHAEL V & JULIA CRUPI	62 PARK AVE	0000-0072-0001	\$ 526.22	\$200.00	\$726.22
14	J & M MCCANDLESS	68 PARK AVE	0000-0072-0004	\$ 3,375.19	\$700.00	\$4,075.19
15	THOMAS AND REGINA MIRRA	74 FIRST ST	0000-0072-0016	\$ 972.80	\$200.00	\$1,172.80
16	J & C DELVECCHIO	76 FRANKLIN AVE	0000-0078-0006	\$ 2,105.25	\$500.00	\$2,605.25
17	E FIORE	69 OAK ST	0000-0092-0034	\$ 386.94	\$100.00	\$486.94



18	THOMAS J MEROLLE	28 OAK ST	0000-0102-0004	\$ 557.24	\$200.00	\$757.24
19	HARRISON REAL EST GRP LLC	247 HALSTEAD AVE	0000-0131-0017	\$ 442.74	\$100.00	\$542.74
20	CHAS&JACQUELINE ALTAMURA	25 PURDY ST	0000-0171-0030	\$ 2,159.20	\$500.00	\$2,659.20
21	MT PLEASANT AVE ASSOC	7 PURDY ST	0000-0171-0037	\$ 3,795.32	\$800.00	\$4,595.32
22	JOSEPH D MURNO	2 CRAWFORD RD	0000-0232-0016	\$ 521.98	\$200.00	\$721.98
23	EDWARD AND SHERI RUIZ	23 COAKLEY AVE	0000-0241-0009	\$ 615.19	\$200.00	\$815.19
24	ETSUKO LYNN KINJO	45 WEBSTER AVE	0000-0251-0002	\$ 1,519.25	\$400.00	\$1,919.25
25	ROBERT VENICE	71 CROTONA AVE	0000-0261-0034	\$ 483.20	\$100.00	\$583.20
26	JOSEPH DELVECCHIO	6 BELLAIN AVE	0000-0283-0009	\$ 911.56	\$200.00	\$1,111.56
27	ROBERT CARDUCCI	40 BELLAIN AVE	0000-0283-0047	\$ 634.14	\$200.00	\$834.14
28	ROBERT WINOWSKI	310 WEST ST	0000-0290-0015	\$ 562.93	\$200.00	\$762.93
29	MR SABAN AKYILDIZ	12 SADDLE TREE LN	0000-0302-0146	\$ 1,770.45	\$400.00	\$2,170.45
30	CHRISTINA RICCIARDI	87 BRADFORD ST	0000-0384-0035	\$ 1,287.00	\$300.00	\$1,587.00
31	ROSEMARIE CARBONE	61 NELSON AVE	0000-0391-0004	\$ 1,069.63	\$300.00	\$1,369.63
32	ROBIN VINGO E	444 HARRISON AVE	0000-0412-0029	\$ 1,095.71	\$300.00	\$1,395.71
33	CELSO PAGENINI	188 WOODLANDS RD	0000-0441-0036	\$ 1,909.27	\$400.00	\$2,309.27
34	HARRIGAN/MORGAN	601 HARRISON AVE	0000-0444-0008	\$ 386.94	\$100.00	\$486.94
35	SPR 2012-5 LLC	603 HARRISON AVE	0000-0444-0009	\$ 1,006.72	\$300.00	\$1,306.72
36	ARTHUR ROSSI	254 UNION AVE	0000-0482-0029	\$ 347.46	\$100.00	\$447.46
37	JOSEPH LUISO	3 WINFIELD AVE	0000-0482-0044	\$ 1,477.33	\$300.00	\$1,777.33
38	VICTOR DEDVUKAJ	8 OLD WOODS DR	0000-0482-0100	\$ 6,512.54	\$1,400.00	\$7,912.54
39	R MAZER	38 PLEASANT RIDGE RD	0000-0491-0020	\$ 2,250.11	\$500.00	\$2,750.11
40	WILMINGTON SAVING	23 MOUNT HOLLY DR	0000-0545-0080	\$ 3,938.03	\$800.00	\$4,738.03
41	PATRICIA & DAVID LEWIS	567 NORTH ST	0000-0584-0015	\$ 1,002.81	\$300.00	\$1,302.81
42	SEBASTIAN LORETI	6 KENILWORTH RD	0000-0592-0016	\$ 881.08	\$200.00	\$1,081.08
43	MR ZEF VATAJ	50 KENILWORTH RD	0000-0592-0036	\$ 1,501.27	\$400.00	\$1,901.27
44	THOMAS HAYNES	56 KENILWORTH RD	0000-0592-0065	\$ 1,029.23	\$300.00	\$1,329.23

45	PURLANE LLC	16 CONVENT LN	0000-0601-0003	\$ 21,755.10	\$4,400.00	\$26,155.10
46	JONATHAN FOGEL	6 PURITAN WOODS RD	0000-0601-0062	\$ 1,223.66	\$300.00	\$1,523.66
47	EILLEN KARP	1411 PURCHASE ST	0000-0611-0070	\$ 3,562.92	\$800.00	\$4,362.92
48	JEFF & LISA HERMANN	9 HALLIDAY CT	0000-0631-0034	\$ 2,568.56	\$600.00	\$3,168.56
49	ROBERT VENUTI	15 STRATTON RD	0000-0641-0079	\$ 2,333.74	\$500.00	\$2,833.74
50	GEORGE CAPONERA JR	632 ANDERSON HILL RD	0000-0644-0021	\$ 4,860.36	\$1,000.00	\$5,860.36
51	LUIS A & OLGA MARINO	23 CENTURY RIDGE RD	0000-0691-0083	\$ 633.05	\$200.00	\$833.05
52	JUDITH LAROCCA	48 HIGH ST	0000-0691-0106	\$ 1,496.32	\$300.00	\$1,796.32
53	JASON ENGLANDER	18 CYPRESS POINT DR	0000-0691-0171	\$ 3,259.39	\$700.00	\$3,959.39
54	C & C RODIER	8 TAM O SHANTER DR	0000-0691-0186	\$ 723.64	\$200.00	\$923.64
55	JONATHAN M OSTRAU	4 OAKMONT DR	0000-0691-0192	\$ 3,730.23	\$800.00	\$4,530.23
56	HENRY SANCHEZ	21 WHITE PLAINS AVE	0000-0753-0047	\$ 2,667.07	\$600.00	\$3,267.07
57	JUDITH MANDUJANO	40 UNDERHILL PL	0000-0811-0055	\$ 360.81	\$100.00	\$460.81
58	SILVIO & CARMELA GIZZO	9 OAK ST	0000-0823-0005	\$ 1,756.20	\$400.00	\$2,156.20
59	SILVIO & CARMELA GIZZO	8 OAK ST	0000-0824-0025	\$ 1,757.00	\$400.00	\$2,157.00
60	MICHELE CASARELLA	43 ELMWOOD AVE	0000-0825-0012	\$ 1,235.37	\$300.00	\$1,535.37
61	MARJORIE M SICILIANO	18 ANN ST	0000-0832-0013	\$ 310.65	\$100.00	\$410.65
62	DENNIS SCANLAN	51 PEARL AVE	0000-0832-0022	\$ 1,798.48	\$400.00	\$2,198.48
63	KIMBERLY WILLIAMS	261 COLUMBUS AVE	0000-0841-0017	\$ 678.42	\$200.00	\$878.42
64	JAMES BRUNER	33 MADISON ST	0000-0848-0033	\$ 1,383.86	\$300.00	\$1,683.86
65	RHONA ZEYTOONIAN	43 SHERMAN AVE	0000-0853-0012	\$ 1,259.94	\$300.00	\$1,559.94
66	RHONA ZEYTOONIAN	10 WOODSIDE AVE	0000-0853-0025	\$ 802.65	\$200.00	\$1,002.65
67	JERRY VILLANI	97 LAKE ST	0000-0871-0015	\$ 737.98	\$200.00	\$937.98
68	BANK OF AMERICA	306 COLUMBUS AVE	0000-0872-0014	\$ 386.94	\$100.00	\$486.94
69	ROSARIO DEL CARMEN RIVERA	139 LINCOLN AVE E	0000-0882-0034	\$ 1,398.20	\$300.00	\$1,698.20
70	JULIA MORONTA	177 WOODSIDE AVE	0000-0892-0048	\$ 2,372.19	\$500.00	\$2,872.19
71	3 POINT HOLDING LLC	4 SYCAMORE CT	0000-0961-0041	\$ 272.23	\$100.00	\$372.23



72	MATHEW NOVIELLO	664 LAKE ST	0000-0983-0001	\$ 1,084.03	\$300.00	\$1,384.03
73	MARK D RINALDI	1 AVERY CT	0000-0984-0018	\$ 1,364.06	\$300.00	\$1,664.06
74	ANTHONY & ALEXANDRA FORTE	2 STONYCREST RD	0000-0994-0009	\$ 1,126.67	\$300.00	\$1,426.67
75	LAURIE & GARY UHER	106 OLD LAKE ST	0000-1001-0053	\$ 635.28	\$200.00	\$835.28
76	DENNIS SCANLAN	144 OLD LAKE ST	0000-1001-0054	\$ 634.23	\$200.00	\$834.23
77	SCOTT & MICHELE GOLDBERG	80 STONEWALL CIR	0000-1001-0098	\$ 1,919.59	\$400.00	\$2,319.59
78	SERGEI ZUBOV	3 CARRIAGE HILL RD	0000-1001-0160	\$ 459.81	\$100.00	\$559.81
79	J & K SINIS	39 STONEWALL CIR	0000-1002-0024	\$ 1,398.71	\$300.00	\$1,698.71
80	SCOTT FORCINO	1596 OLD ORCHARD ST	0000-1014-0014	\$ 434.14	\$100.00	\$534.14
<b>TOTAL</b>				\$ 134,607.17	\$30,900.00	\$165,507.17

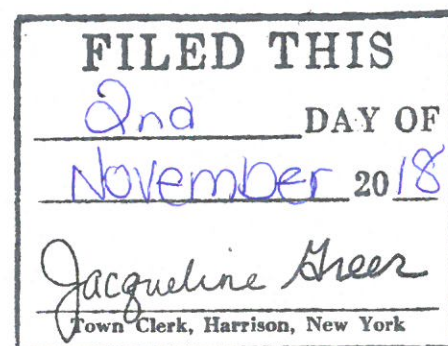
FURTHER RESOLVED to forward a copy of this Resolution to the Receiver of Taxes and Assessor.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon Malfitano and Sciliano  
Supervisor Belmont

NAYS: None

ABSENT: None





November 1, 2018

2018 - - 438

AUTHORIZATION FOR ONE DEPARTMENT MEMBER TO ATTEND THE  
DEFENSIVE TACTICS INSTRUCTOR TRAINING

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Lieutenant Michael DiLauria for authorization for one department member to attend the Defensive Tactics Instructor Training from November 26<sup>th</sup> to December 7<sup>th</sup> 2018 from 8:00am to 4:00pm at the Rockland County Police and Public Safety Academy in Pomona. The cost of this training will be a total of \$990.00. This is a budgeted item and funds are available in the Schooling Budget Line #001-3120

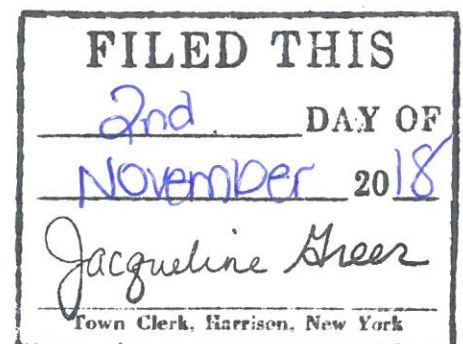
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon Malfitano and Sciliano  
Supervisor Belmont

NAYS: None

ABSENT: None



November 1, 2018

2018 - - 439

AUTHORIZATION FOR THREE DEPARTMENT MEMBERS TO ATTEND THE  
COLT M4/M16 ARMORER'S COURSE TRAINING

On motion of Councilman Sciliano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Lieutenant Michael DiLauria for authorization for three department members to attend the Colt M4/M16 Armorer's Course Training from November 19<sup>th</sup> to November 21<sup>st</sup> 2018 from 8:00am to 5:00pm at the Hempstead Police Range. The cost of this training will be a total of \$1,650.00. This is a budgeted item and the funds are available in the Schooling Budget Line #001-3120-100-0415.

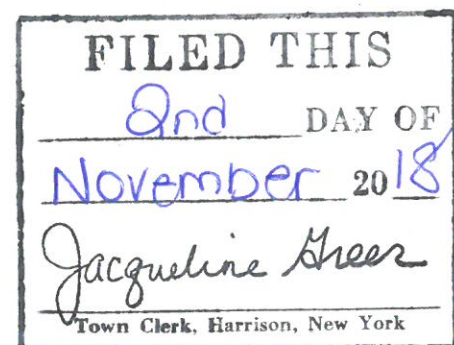
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Chief of Police

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon Malfitano and Sciliano  
Supervisor Belmont

NAYS: None

ABSENT: None



November 1, 2018

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AUTHORIZATION FOR TWO DEPARTMENT MEMBERS TO ATTEND THE  
H.R 218 LEOSA LAW ENFORCEMENT OFFICERS SAFETY ACT TRAINING  
SEMINAR-- OFF-DUTY FIREARMS CARRY FOR QUALIFIED/RETIRED LAW  
ENFORCEMENT OFFICERS HOSTED BY THOMAS ROUGHNEEN, ESQ

On motion of Councilman Gordon, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Lieutenant Michael DiLauria for authorization for two department members to attend the H.R 218 LEOSA Law Enforcement Officers Safety Act Training Seminar—Off-Duty Firearms Carry for Qualified/Retired Law Enforcement Officers hosted by Thomas Roughneen, Esq on November 10<sup>th</sup> 2018 from 10:00am to 2:30pm at the Rockland County Police Academy in Pamona. The cost of this training program will be a total of \$160. This is a budgeted item and funds are available in the Schooling Budget Line #001-3120-100-0415.

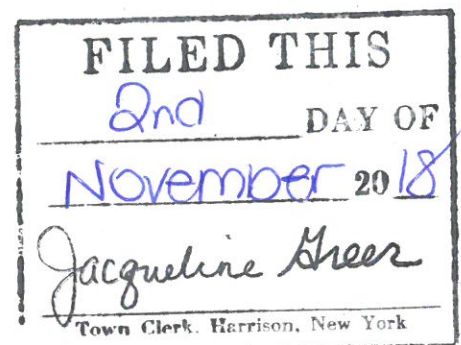
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Chief of Police

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon Malfitano and Sciliano  
Supervisor Belmont

NAYS: None

ABSENT: None



November 1, 2018

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AUTHORIZATION TO SCHEDULE A PUBLIC HEARING

On motion of Councilman Gordon, seconded by Councilman Sciliano,

it was

RESOLVED to schedule a Public Hearing on Wednesday, November 14, 2018 pursuant to a Proposed Local Law regarding Amending Chapter 143, Article III entitled "Fire Sprinkler Systems."

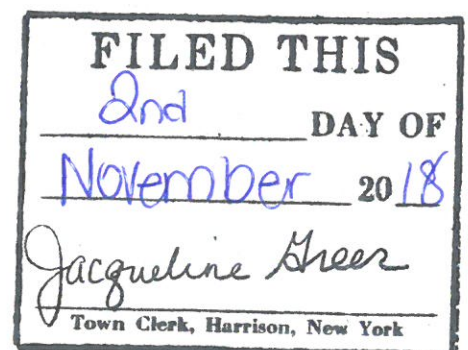
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and the Building Inspector.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon Malfitano and Sciliano  
Supervisor Belmont

NAYS: None

ABSENT: None



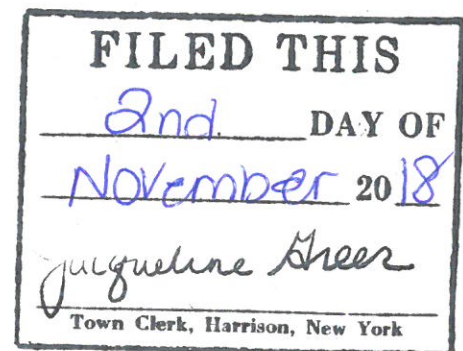
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MATTERS FOR EXECUTIVE SESSION

Litigation: 2  
Personnel: 1

On motion duly made and seconded,  
with all members voting in favor,  
the Meeting was recessed to Executive Session at 8:30 PM.





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AUTHORIZATION TO RAISE CAP ON LEGAL FEES IN THE MATTER OF  
LAKE STREET GRANITE QUARRY ARTICLE 78

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to raise cap on legal fees in the matter of Lake Street Granite Quarry Article 78 to \$25,000.

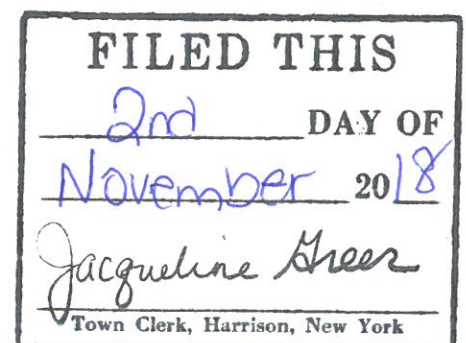
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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AUTHORIZATION TO RAISE CAP ON LEGAL FEES IN THE MATTER OF  
POMCO V. TOWN OF HARRISON

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to raise cap on legal fees in the matter of POMCO v. Town of Harrison to \$25,000.

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

There being no further matters to come before the Board,  
the Meeting was, on motion duly made and seconded,  
declared closed at 9:01 PM.

Respectfully submitted,

Jacqueline Greer  
Town Clerk

