

September 19, 2019

A regular meeting of the Town Board of Harrison, Westchester County New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on Thursday, September 19, 2019 at 7:00 PM Eastern Standard Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald Belmont Supervisor

Richard Dionisio.....)

Frank Gordon.....)Councilpersons

Stephen Malfitano .,.....)

Fred Sciliano)

ALSO ATTENDING:

Frank Allegretti Town Attorney

Nelson Canter.....Deputy Town Attorney

Andrea Rendo.....Deputy Village Attorney

Jonathan Kraut.....Village Attorney

Joseph Yasinski.....Chief of Police

Michael Amodeo.....Town Engineer

September 19, 2019

2019- - 406

ACCEPTANCE OF CORRESPONDENCE AND REPORTS

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

RESOLVED to accept the following correspondence and reports:

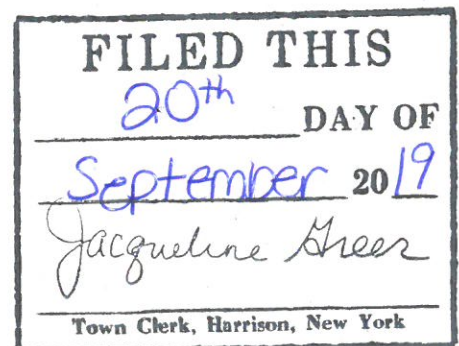
1. Monthly report by the Town Clerk for August, 2019
2. Monthly report by the Receiver of Taxes for August, 2019
3. Monthly report by the Commissioner of Public Works for August, 2019
4. Monthly report by the Building Inspector for August, 2019
5. Monthly report by the Superintendent of Recreation for August, 2019
6. Monthly report by the Acting Fire Marshal for August, 2019
7. Monthly report by the Chief of Police for August, 2019

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 407

PUBLIC HEARING RE: DETERMINING THE AMOUNT AND EXTENT OF THE
REAL PROPERTY TO BE ACQUIRED BY THE TOWN OF HARRISON BY
CONDEMNATION ON REAL PROPERTY KNOWN AS BLOCK 253, LOT 37 AND
MORE COMMONLY KNOWN AS 14 CALVERT STREET

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

Page 2

1 MR. BELMONT: It's time to open the public
2 hearing. Get a motion to open the public
3 hearing --

4 MR. GORDON: Motion.

5 MR. BELMONT: -- to determine the amount
6 and extent of real property to be acquired by
7 the Town of Harrison by condemnation on real
8 property known as Block 253, Lot 37, more
9 commonly known as 14 Calvert Street. The
10 condemnation is necessary for the construction
11 of a new recreation/community center and
12 related improvements to the subject's property.

13 We have a motion. Can I have a second?

14 MR. DIONISIO: Second.

15 MR. BELMONT: In favor?

16 BOARD MEMBERS: Aye.

17 MR. BELMONT: Okay.

18 MR. ALLEGRETTI: Good evening, members of
19 the board. We're going to have at least the
20 commencement of a hearing tonight. I'm going
21 to give the board a little background on where
22 things stand with respect to the -- the
23 recreation project as a whole, the acquisition
24 of properties adjacent to the current
25 recreation center that we've already closed on,

FILED THIS

2nd

DAY OF

October 2019

Jacqueline Greer
Town Clerk, Harrison, New York

212-267-6868

Veritext Legal Solutions
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516-608-2400

1 and the need to acquire this property to make
2 the project whole. So I'm going to give a
3 little background. Mike Amodeo, our engineer,
4 is here. Gerry Salvo, the recreation
5 superintendent, is here to also just give a
6 little background about the recreation
7 programs.

8 So the -- just current status, where we're
9 at: So we have had in our possession for a
10 while a few schematic designs from the
11 architectural firm hired by the board, KG&D,
12 which outlines the -- the project, gives
13 interior -- potential interior floor plans. It
14 gives a broader scope of the recreation center
15 to now include the corner from Orchard Avenue
16 down to Calvert Street and usage of the parcels
17 as you go down Calvert in the westbound
18 direction.

19 So with -- with regard to that, as the
20 board knows, we already closed on 260 Harrison
21 Avenue two years ago. And so right now, that's
22 being used as a temporary parking lot for the
23 MTA just for the interim. We closed on the
24 property next door, which is 8 Calvert Street,
25 last month. So we -- we have ownership of

1 that. So 14 Calvert is the next lot over, as
2 you can see on the overlay of which the
3 engineer put up. And I'll be introducing the
4 separate pages as separate exhibits. So you
5 can see that this is now the third parcel that
6 goes down Calvert in the westerly direction.

7 As the board also is aware, we've been
8 negotiating in good faith to try to acquire the
9 property through a contract of sale. We have,
10 pretty much, reached a fully executed contract,
11 at least on deal terms. We've signed the
12 contract. We've, two months ago, given them a
13 deposit. The owner, as of yet, has not signed
14 the contract and sent it back to us.

15 Counsel for the owner has submitted a
16 letter, which we'll also make part of the
17 record, Linda Whitehead, indicating that the --
18 the owner, the entity -- corporate entity of
19 the owner, has approved the contract. They
20 just haven't signed it yet. And that was
21 approved, I believe, on September 10th or
22 thereabouts. So what I advised Ms. Whitehead
23 is that we will start the meeting tonight.
24 We'll continue it to the next meeting. And if
25 we get a signed contract between now and then,

1 we'll recommend cancelation of the -- the
2 continued condemnation hearing and just go into
3 contract. Okay.

4 So with that said in the background, if --
5 if Mike can come up and just give, you know, a
6 little illustration as to the parcel we're
7 talking about and what he put up on the board.

8 So, Mike, if you can just explain the
9 different views you gave and what they are.

10 MR. AMODEO: Okay. The first exhibit is a
11 location map. You want me to point them out?

12 MR. ALLEGRETTI: Sure.

13 MR. AMODEO: This is our location map,
14 which just identifies the parcel, Tax ID 253,
15 Lot 37, known as 14 Calvert Street. It's
16 located on the north side of Calvert Street
17 between Harrison Avenue and Nelson Avenue.
18 It's approximately 175 west of Harrison Avenue
19 and 450 feet east of Nelson. Exhibit 2 is just
20 an image -- an oblique image of the property,
21 which contains a two-story building and a
22 parking lot that serves about 15 -- 15
23 vehicles. Exhibit 3 is a survey of the
24 property showing the property boundary is
25 approximately at a hundred by a hundred, a

1 hundred-foot frontage on Calvert, and the lot
2 is about a hundred feet deep. The final
3 exhibit is a topography map, which shows a -- a
4 gentle slope of approximately five feet of
5 pitch from -- from the high side in the rear of
6 the property to the low side up against
7 Calvert.

8 MR. ALLEGRETTI: Okay. Thank you, Mike.

9 Okay. So just for the record now, I've
10 premarked exhibits. Before I ask Commissioner
11 Salvo -- Superintendent Salvo to come up and
12 talk about the recreation component, I'm going
13 to just briefly summarize the documents I'll be
14 submitting as part of the record for the -- for
15 the town clerk to hold during the pendency of
16 this hearing.

17 So Exhibit A is the notice of public
18 hearing. Exhibit B is the letter from my
19 office to the owner of the property giving them
20 notice of tonight's hearing with certified mail
21 return receipt requested and with a signed
22 return. Exhibit C is the affidavit of
23 publication with The Journal News. Exhibit D
24 is the -- is one version of the location map of
25 the subject property. Exhibit E is the second

1 location map of the property. Exhibit F is the
 2 oblique image of the property. These are all
 3 aerial satellite views. And Exhibit G is the
 4 topographical map. Exhibit H is the survey of
 5 the property. Exhibit I is the schematic
 6 design plans from KG&D, which I'll submit as
 7 part of the record of this, which also contains
 8 a site plan within the exhibit regarding the
 9 scope of the project and the need for the
 10 multiple parcels that we are in the process of
 11 acquiring and have acquired. And Exhibit J is
 12 the letter from Linda Whitehead.

13 As I alluded to earlier, regarding
 14 tonight's hearing, she couldn't attend, but
 15 she -- she asked for an adjournment. I told
 16 her what we would be doing, as indicated
 17 earlier, and I told her this would be continued
 18 to the -- to the next meeting. So those will
 19 be the exhibits that will be entered into
 20 evidence. And if Gerry Salvo can come, and we
 21 can get some comments from Gerry.

22 MR. SALVO: Good evening.

23 MR. ALLEGRETTI: State your name and your
 24 title.

25 MR. SALVO: Gerry Salvo, superintendent of

1 recreation.

2 MR. ALLEGRETTI: Okay. So, Gerry, can you
3 tell the board about the current state of the
4 current recreation center, the Sollazzo Center
5 on Harrison Avenue.

6 MR. SALVO: Yeah. So the Sollazzo Center,
7 I believe, is about 120 years old. We still
8 have old metal skates that you put on your
9 sneakers up there in the closet. But, anyway,
10 it's pretty inaccurate.

11 MR. MALFITANO: Don't get rid of them.
12 Don't get rid of them.

13 MR. BELMONT: Antiques.

14 MR. SALVO: Yeah. Put them on eBay.
15 Pretty inaccurate and obsolete. We don't run
16 too many more programs in there. For instance,
17 we have a lot of non-sports-related programs.

18 MR. ALLEGRETTI: Before -- before we get
19 into the programs --

20 MR. SALVO: Yeah.

21 MR. ALLEGRETTI: -- what -- what -- what's
22 the condition of the building?

23 MR. SALVO: Oh, I would say poor, in my
24 opinion. Safety features -- basically, it's a
25 very narrow hallway going up the staircase

1 going up to the gym. The oldest group we
2 actually put there for official games is, like,
3 third graders, and that's mostly for safety and
4 playing.

5 MR. ALLEGRETTI: And -- and how --
6 approximately how many programs does the
7 recreation department currently run?

8 MR. SALVO: Oh, I would say, off the top
9 of my head, 50 --

10 MR. ALLEGRETTI: Okay.

11 MR. SALVO: -- throughout the year.

12 MR. ALLEGRETTI: And can you tell the
13 board, is that a significant increase over the
14 past, say, ten years or so?

15 MR. SALVO: Oh, absolutely.

16 MR. ALLEGRETTI: Okay. Do you -- do you
17 also do non-sports-related programs?

18 MR. SALVO: Correct.

19 MR. ALLEGRETTI: And what kind of --

20 MR. SALVO: So --

21 MR. ALLEGRETTI: What kind of
22 sports-related -- non-sports-related programs
23 do we operate?

24 MR. SALVO: We have several. So, for
25 instance, just a few examples, we have engineer

1 for kids. We have Zumba classes for kids. We
 2 have mad science. We brought in cartooning --
 3 cartooning, drawing, multiple art classes that
 4 we do do, which -- some of our classes are held
 5 at the Sollazzo. But I have to say, our --
 6 we're growing, and, pretty much, we're using
 7 the veterans' building for, I would say,
 8 90 percent of our non-sports-related classes.

9 MR. ALLEGRETTI: And when you reference
 10 the veterans' building, are you talking about a
 11 separate building on Halstead Avenue,
 12 approximately half a mile away?

13 MR. SALVO: Correct.

14 MR. ALLEGRETTI: Okay. And do we also
 15 rent out other buildings, such as school
 16 facilities and the like --

17 MR. SALVO: Yes. So --

18 MR. ALLEGRETTI: -- for our programs?

19 MR. SALVO: We do. In the last, I would
 20 say, eight years or so, maybe a little longer,
 21 we do rent out Holy Child Gymnasiums for -- our
 22 basketball programs have grown. We have rec
 23 basketball. We have rec programs. And within
 24 the last seven, eight years, travel programs
 25 have built up, and we do assist them.

1 MR. ALLEGRETTI: Right.

2 MR. SALVO: Because they're all residents,
3 we have requirements. So, like I said, we do
4 rent Holy Child during the week and on
5 weekends. We do rent the school facilities on
6 the weekends also.

7 MR. ALLEGRETTI: In your opinion, is the
8 current recreation center adequate to satisfy
9 the needs of the recreation department?

10 MR. SALVO: Absolutely not.

11 MR. ALLEGRETTI: And other than what
12 you've testified to already, is there anything
13 else you'd like to add in that regard?

14 MR. SALVO: We have -- we have a great
15 recreation department. It's been, you know,
16 running for many, many years. It's definitely
17 evolved. It's growing. We definitely need a
18 new rec center. We're so spread out with all
19 our programs. We would like a central
20 station -- actually, just adequate places to --
21 sports and non-sports related.

22 MR. ALLEGRETTI: And will you be able
23 to -- in the new design be able to now have all
24 the sports and non-sports or most of them in
25 the new recreation facility?

1 MR. SALVO: Yes. For the design that's
2 right now, current, the schematic, absolutely.

3 MR. ALLEGRETTI: Okay. I have no more
4 questions of Gerry. Does the board have any
5 questions of our superintendent of recreation?

6 MR. BELMONT: Thank you.

7 MR. SALVO: Thank you.

8 MR. ALLEGRETTI: Is there anyone here that
9 would like to comment before a motion is taken
10 to continue the hearing to the next date? Do
11 you want to comment? No? You're good?

12 So, with that said, we'll -- I'll hand the
13 exhibits up to Ms. Greer, and then I'll ask for
14 a motion to continue the hearing until the next
15 board meeting date of October 3rd.

16 THE CLERK: 3rd.

17 MR. BELMONT: 3rd. So can I -- excuse me
18 -- get a motion to close the public -- excuse
19 me -- adjourn the public hearing?

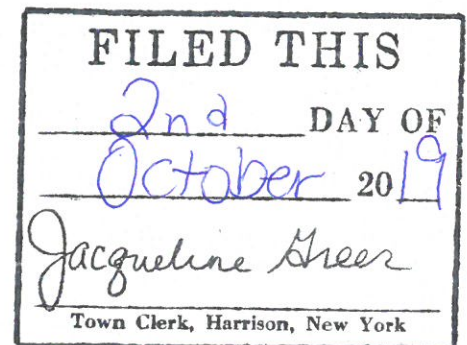
20 MR. MALFITANO: So moved to the
21 October 3rd board meeting.

22 MR. GORDON: Second.

23 MR. BELMONT: In favor?

24 BOARD MEMBERS: Aye.

25 (Time noted: 7:25 p.m.)



September 19, 2019

2019- - 408

APPROVAL OF 9/11 MEMORIAL DONATIONS

On the motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, to approve the following 9/11 Memorial Donations Account 9-783:

Stephen and Barbara Malfitano	\$100.00
The Jomake Group, Inc.	\$200.00

Total: \$300.00

Total 9/11 Memorial Project 2019 donations received to date is \$19,640.00.

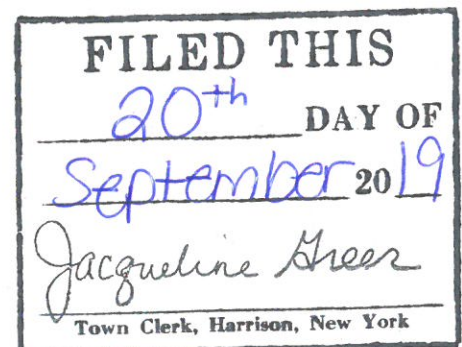
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 409

APPROVAL OF A CONTRACT WITH ACOM SOLUTIONS FOR THE PURPOSE OF
CONTINUING THEIR EPAYABLES PROGRAM

On the motion of Councilman Malfitano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, to approve the contract with Acom Solutions for the purpose of continuing their Epayables Program with no cost to Harrison. Acom Solutions has now entered into an agreement to sell its ACOMPAY platform to American Express through an affiliate called Angel Acquisitions LLC.

FURTHER RESOLVED that the Supervisor execute the agreement. This agreement has been reviewed by the Law Department and found to be in order.

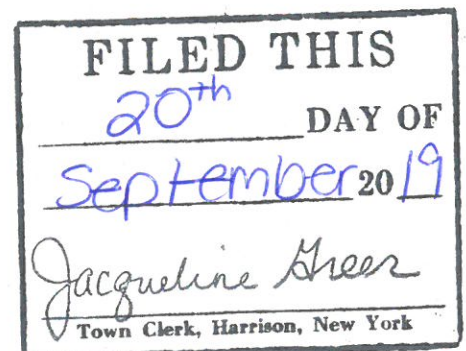
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 410

AUTHORIZATION TO HOLD A HALLOWEEN BLOCK PARTY

On the motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Kingsley Rooney for authorization to hold a Halloween block party for the school-age children of the Sunnyridge community on Highfield Road between Crawford and Bates Road and to close the street on Thursday, October 31st, from 4:30PM to 6:30PM. Insurance will be submitted.

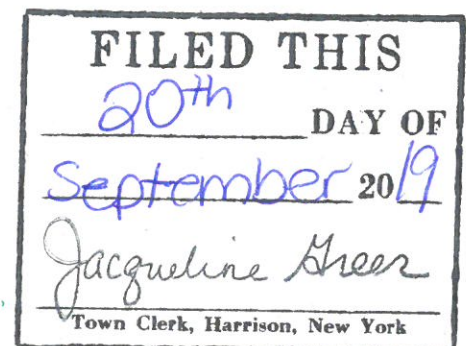
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of Police, Commissioner of Public Works, and Kingsley Rooney.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 411

AUTHORIZATION TO ACCEPT A DONATION

On the motion of Councilman Dionisio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Superintendent of Recreation, Gerry Salvo, for authorization to accept a \$2,500.00 donation from Universal Television LLC for the Harrison Recreation Department.

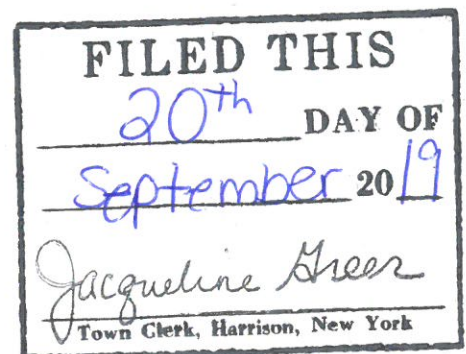
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Superintendent of Recreation.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 412

APPROVAL OF THE CONTRACTS FROM BPAS FOR ACTUARIAL SERVICES

On the motion of Councilman Malfitano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, to approve contracts from BPAS, formerly Harbridge Consulting Group, for actuarial services that they will be providing to the Town/Village to determine whether the Plan's retiree prescription drug benefits are actuarially equivalent to the Medicare Part D benefits for the plan years beginning January 1, 2019 and January 1, 2020. The hiring of an actuarial firm to attest that the plan's prescription plan benefits are equivalent to Medicare Part D is an annual requirement of the Federal Government. The fee for this annual service is \$3,200 for each year, with no increase over the previous years. Funding for this contract is available in Budget Line Special Items/Special Services 001-1900-100-4407.

FURTHER RESOLVED that the Supervisor execute the contracts after Law Department review.

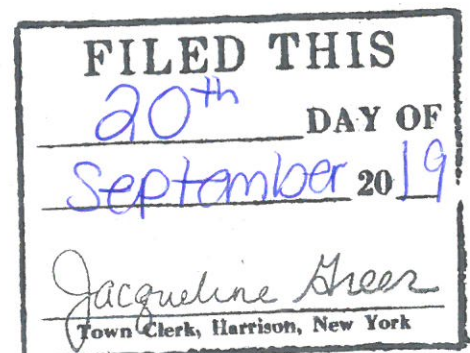
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 413

AUTHORIZATION TO SCHEDULE A PUBLIC HEARING

On the motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Deputy Village Attorney, Andrea Rendo, to schedule a Public Hearing for the October 16th, 2019 meeting for a Local Law, proposed by Energize NY, which would repeal and replace Chapter 205 entitled "Sustainable Energy Loan Program."

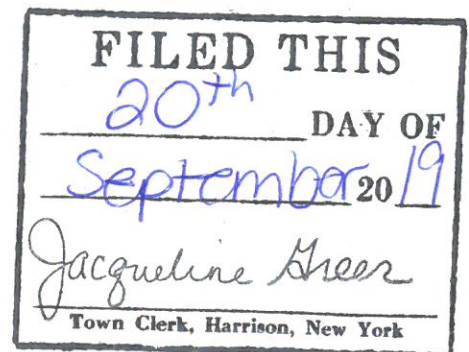
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 414

AUTHORIZATION TO JOIN THE
KEYSTONE PURCHASING NETWORK

On the motion of Councilman Gordon, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, to join the Keystone Purchasing Network (KPN), a national cooperative purchasing program offering premier products and excellent services at competitive pricing. The agency allows participating government agencies to reduce the cost and time of procuring equipment and products through access to national contract volume pricing. There is no cost for this membership.

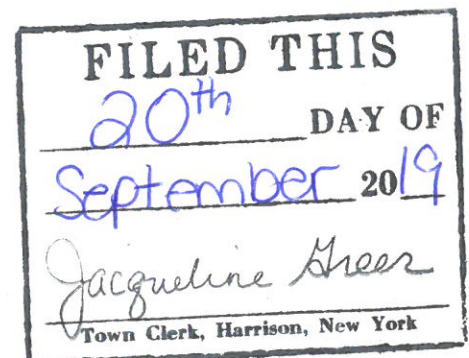
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 415

APPROVAL OF A BUDGET MODIFICATION

On the motion of Councilman Sciliano, seconded by Councilman Malfitano,
it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, to approve the following budget modification:

To Appropriate Town Fund Balance, particularly from 001-0000-899, Reserve for Police Department (Equitable Sharing Funds) and move to the Police Department Office Equipment budget line. The funds will be used to purchase copiers for the Police Department.

Increase:

001-0000-059-5999

Town Appropriated Fund Balance \$7,261

Increase:

001-3120-100-0220

Police Department Office Equipment \$7,261

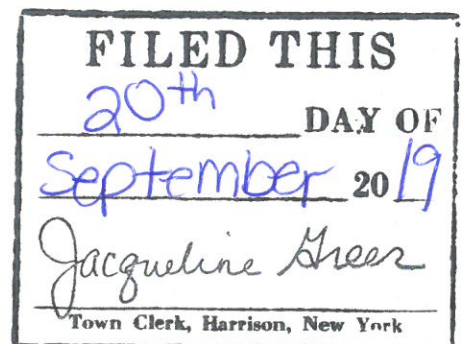
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 416

AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSAL
FOR AN INFORMATION TECHNOLOGY AUDIT/ASSESSMENT

On the motion of Councilman Malfitano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, for the Purchasing Department to issue a Request for Proposal (RFP) for an Information Technology Audit/Assessment.

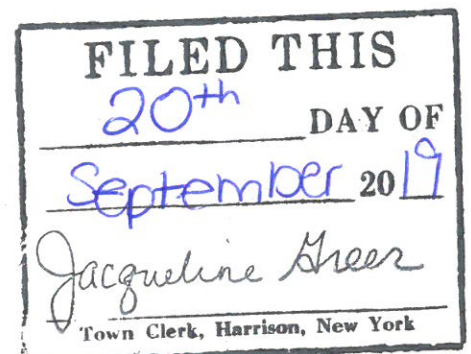
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Purchasing Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 417

AUTHORIZATION FOR THE HARRISON EDUCATION ENRICHMENT COMMITTEE
TO CLOSE NELSON AVENUE BETWEEN THE ENTRANCE AND EXIT OF
LMK MIDDLE SCHOOL

On the motion of Councilman Malfitano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by the Harrison Education Enrichment Committee to close Nelson Avenue between the entrance and exit of the LMK Middle School for the 5th Annual EEC Carnival from Friday, October 4th at 5:00 PM until Sunday, October 5th at 6:00 PM. Insurance will be submitted.

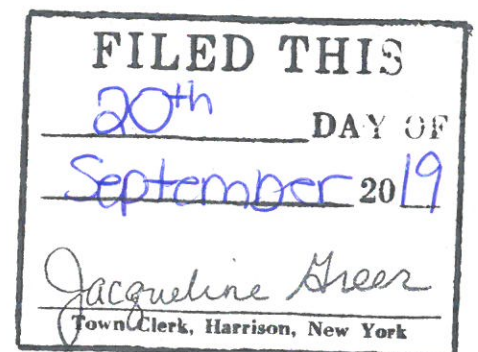
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of Police, Commissioner of Public Works, and Toni Braiotta.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



September 19, 2019

2019- - 418

MATTERS FOR EXECUTIVE SESSION

- 1 Acquisition of Real Property
- 1 Litigation
- 1 Personnel

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed to Executive Session at 7:35 PM.

There being no further matters to come before the Board,
the Meeting was, on motion duly made and seconded,
declared closed at 8:18 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk

