

**TOWN OF HARRISON
VILLAGE OF HARRISON
ATTORNEY'S OFFICE**

V-E-6

MEMORANDUM

TO: Richard Dionisio, Mayor
Members of the Village Board

FROM: Andrea C. Rendo, Deputy Village Attorney *ACR*

DATE: July 5, 2022

SUBJECT: **5 Oak Valley Lane – Block 981, Lot 57**
Request to Withdraw from the Westchester County Sewer District

Attached herewith is a Memorandum from Town Engineer Michael J. Amodeo, requesting on behalf of homeowners David and Terry Gary, that their property identified as 5 Oak Valley Lane (Block 981, Lot 57) be removed from the Westchester County Sewer District. The property is not connected to any public or private sewer systems.

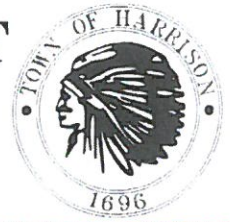
I hereby request that the Village Board adopt a Resolution, approving the withdrawal of 5 Oak Valley Lane from the Westchester County Sewer District and that a copy of said Resolution be forwarded to the Engineering Department so that the appropriate paperwork may be filed with Westchester County.

ACR:ld
Attachments
cc: Engineering Department

HARRISON ENGINEERING DEPARTMENT

Town/Village of Harrison
Alfred F. Sulla, Jr. Municipal Building
1 Heineman Place
Harrison, New York 10528

Michael J. Amodeo, P.E., CFM
Town Engineer



Date: July 5, 2022

To: Andrea Rendo, Deputy Village Attorney

From: Michael J. Amodeo, P.E., CFM, Town Engineer

RE: Oak Valley Lane County Sewer District Removal Request

Enclosed please find the following documentation to request permission from the Town Board to remove all 5 properties that lie on Oak Valley Lane from the Westchester County Sewer District. The 5 properties in question include 5, 8, 9, 12, and 15 Oak Valley Lane. Their respective parcel numbers are as follows: 0981.-57, 0981.-60, 0981.-58, 0981.-59, and 0981.-28. All five of these properties are currently serviced by individual septic systems, and are not connected to any public sewer systems.

1. The Town Assessment Map with Parcel noted
2. The Town Assessment Roll with parcel designation, assessed value and size of parcel indicated
3. Maps showing the location of nearest Town sewer

Feel free to contact me should you require any additional information.



Parcel ID: 0981.-57 (HARRISON)
Legal Addr: 5 OAK VALLEY LN
Name: GARY, DAVID A
School: 552801 (HARRISON CENTRAL)

Mailing Address:
 GARY, DAVID A
 GARY, TERRY W
 5 OAK VALLEY LN
 PURCHASE, NY 10577

Property Description

Bank Code:
Hstd:
Prop Class: 210 (1 FAMILY RES)

Roll Sect: 1
Res %:

Mortgage Num:
Land Commitment: None
Commitment End:

Acreage: 2.50
Coord North: 0
Ownership:
Easement: None

East: 0

Assessment Information

2020	
Land	Total
11,400	45,950

2021	
Land	Total
11,400	45,950

2022	
Land	Total
11,400	45,950

County Taxable
45,950

Town Taxable
45,950

School Taxable
45,950

STAR Amount
0

Exemption Information

No exemptions.

Special District Information

Code	Description	Calc	%	Units	Secondary Units	Amount	Taxable Val
CS282	MAMARONECK VALLEY						45950
DD281	REF DISPOSAL DIST						45950
SF284	FIRE DST #4 PURCH						45950

Sales Information

#	Sale Price	Sale Date	Valid	Sale Type	Old Owner	Control #	Deed Type	Deed Date
1	3,075,000	8/13/1999	Yes	Land/Bldg	GENTRY, PROPER		BARGAIN &	3/14/2000
2	320,000	6/26/1996	Yes	Land	PARETI, LOUIS		BARGAIN &	8/15/1996

Parcel ID: 0981.-57 (HARRISON)
Name: GARY, DAVID A

Legal Addr: 5 OAK VALLEY LN
School: 552801 (HARRISON CENTRAL)

Residential Site 1

Prop Cls: 210 (1 FAMILY RES)
Desirability: 2 (TYPICAL)
Zoning: R-2 (R-2)
Sewer: 3 (COMM\PUBLIC)
Utilities: 4 (GAS\ELECTRIC)
Route #:
Elevation:

Neighborhood: 15
Nbhd Rating: 2 (AVERAGE)
Nbhd Type: 2 (SUBURBAN)
Water: 3 (COMM\PUBLIC)
Road: 3 (IMPROVED)
Phys Change:
Traffic:

Bldg Style: 05 (COLONIAL)
Condition: (GOOD)
Heat: 2 (HOT AIR)
Fuel: 2 (GAS)
Year Built: 1997
Garages: 4
Stories: 2.0
Bathrooms: 7.0
Kitchens: 1
1st Story: 4,630
1/2 Story:
Fin Attic:
Unfin 1/2:
Tot Living Area: 114

Porch: 1 (Open)
Year Remodeled: 0
Bsmt Garages:
Rooms: 17
1/2 Baths: 2
Kitchen Qual:
2nd Story: 5,256
3/4 Story:
Fin Bsmt: 1,434
Unfin 3/4:

Ext Wall: 01 (WOOD)
Grade: (EXCELLENT)
Basement: 4 (FULL)

Central Air: Yes
Porch Area:
Dtch Garages:
Bedrooms:
Bathroom Qual:
Fireplaces: 3
3rd Story:
Fin Over Garage:
Fin Rec Rm:
Unfin Room:

Land Information

#	Land Type	Frntg	Depth	Acres	Sq Feet	Influence	Soil	Wtrfrnt	Land Val	Unit Val
1				2.50						

Improvement Information

#	Structure	Year	Dim	Dim 1	Dim 2	Qty	Grd	Cond	Fnc Obs	% Good	Rplc Cost	Less Dprc
1	Pool, Gunite	2012	Dim	50	22							

STATE OF NEW YORK
COUNTY: Westchester
TOWN OF HARRISON
SWIS: 552800 (HARRISON)

2022 TOWN TENTATIVE ROLL
TAXABLE SECTION OF THE ROLL - 1
PARCEL ID ORDER
UNIFORM PERCENT OF VALUE = 1.29

PAGE: 1122
ROLL PRINT DATE: 6/1/2022
VALUATION DATE: 5/1/2022
TAXABLE STATUS DATE: 5/1/2022

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---			
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---			TAXABLE VALUE
***** SPECIAL DISTRICTS *****						
0981.-51		4330 PURCHASE ST		0981.-51		*****
SUMMERHILL REALTY LLC		210 1 FAMILY RES	COUNTY TAXABLE	ACCT: 000057930		*****
287 BOWMAN AVENUE		HARRISON CENTRAL	8,110 TOWN TAXABLE			13,050
PURCHASE NY 10577		P025&39	SCHOOL TAXABLE			13,050
		ACREAGE 5.46	CS282 MAMARONECK VALL			13,050 TO C
		BANK 152	DD281 REF DISPOSAL DI			13,050 TO
		FULL MKT VAL 1,011,627	SF284 FIRE DST #4 PUR			13,050 TO
*****		4350 PURCHASE ST		0981.-52		*****
0981.-52		210 1 FAMILY RES	COUNTY TAXABLE	ACCT: 000057940		*****
DELOTT, DAVID		HARRISON CENTRAL	6,500 TOWN TAXABLE			35,250
4350 PURCHASE STREET		ACREAGE 2.77	SCHOOL TAXABLE			35,250
PURCHASE NY 10577		FULL MKT VAL 2,732,558	CS282 MAMARONECK VALL			35,250 TO C
			DD281 REF DISPOSAL DI			35,250 TO
			SF284 FIRE DST #4 PUR			35,250 TO
*****		745 LAKE ST		0981.-54		*****
0981.-54		210 1 FAMILY RES	COUNTY TAXABLE	ACCT: 000057960		*****
ARDIS THOMAS		HARRISON CENTRAL	3,040 TOWN TAXABLE			11,780
ARDIS PATRICIA A		ACREAGE 2.02	SCHOOL TAXABLE			11,780
745 LAKE ST		FULL MKT VAL 913,178	DD281 REF DISPOSAL DI			11,780 TO
WEST HARRISON NY 10604			SF284 FIRE DST #4 PUR			11,780 TO
*****		251 OLD LAKE ST		0981.-56		*****
0981.-56		210 1 FAMILY RES	COUNTY TAXABLE	ACCT: 000057970		*****
KRAMER, JUSTIN		HARRISON CENTRAL	1,750 TOWN TAXABLE			15,700
KRAMER, STEPHANIE L		ACREAGE 1.00	SCHOOL TAXABLE			15,700
79 LINCOLN AVE		FULL MKT VAL 1,217,054	DD281 REF DISPOSAL DI			15,700 TO
WHITE PLAINS NY 10606			SF284 FIRE DST #4 PUR			15,700 TO
*****		5 OAK VALLEY LN		0981.-57		*****
0981.-57		210 1 FAMILY RES	COUNTY TAXABLE	ACCT: 000057980		*****
GARY, DAVID A		HARRISON CENTRAL	11,400 TOWN TAXABLE			45,950
GARY, TERRY W		ACREAGE 2.50	SCHOOL TAXABLE			45,950
5 OAK VALLEY LN		FULL MKT VAL 3,562,015	CS282 MAMARONECK VALL			45,950 TO C
PURCHASE NY 10577			DD281 REF DISPOSAL DI			45,950 TO
			SF284 FIRE DST #4 PUR			45,950 TO
*****		9 OAK VALLEY LN		0981.-58		*****
0981.-58		210 1 FAMILY RES	COUNTY TAXABLE	ACCT: 000057990		*****
MOTOLA, LAWRENCE		HARRISON CENTRAL	7,000 TOWN TAXABLE			46,810
MOTOLA, KIMBERLY		ACREAGE 2.52	SCHOOL TAXABLE			46,810
9 OAK VALLEY LN		FULL MKT VAL 3,628,682	CS282 MAMARONECK VALL			46,810 TO C
PURCHASE NY 10577			DD281 REF DISPOSAL DI			46,810 TO
			SF284 FIRE DST #4 PUR			46,810 TO



Parcel # 0981-57

5 OAK VALLEY LN



Documents & Links Assessment

ID	6326
PropertyAddress	5 OAK VALLEY LN
PropertyStreet	OAK VALLEY LN
MapSheet	098
OwnerName	GARY DAVID A
CoOwnerName	GARY TERRY W
OwnerAddress	5 OAK VALLEY LN
OwnerAddress2	N/A
OwnerCity	PURCHASE
OwnerState	NY
OwnerZip	10577
ParcelNumber	0981-57
GisFullNumber	0981-57
CanalFullNumber	0981-57
PID	0981-57
Parcel ID	0981-57
Owner	GARY DAVID A

[Zoom In](#)

35

20.14 AC (C)

