

October 15, 2014

A regular meeting of the Town Board of the Town of Harrison, Westchester County, New York, was held at the Municipal Building 1 Heineman Place, Harrison, New York, Westchester County, on Wednesday, October 15, 2014 at 7:30 PM. Eastern Standard Time. All Members having received due notice of said meeting.

MEMBERS PRESENT:

Ronald Belmont Supervisor

Marlane Amelio)

Joseph Cannella) Councilpersons

Stephen Malfitano)

Fred Sciliano)

ALSO ATTENDING:

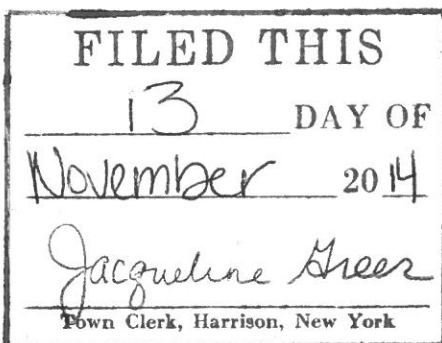
Frank Allegretti Town Attorney

Chris Cipolla Deputy Village Attorney

Anthony Marraccini Chief of Police

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PRESENTATION BY BRADEN COHEN FROM THE GREENBURGH NATURE
CENTER ON THE LOVE'EM AND LEAVE'EM LEAF MULCHING CAMPAIGN

Mr. Braeden Cohen, a Compost/Sustainability Specialist at the Greenburgh Nature Center gave a presentation to the Town Board regarding the "Love'em and Leave'em:" Put Leaves & Grass to Work For You Campaign.

 **Love 'Em and Leave 'Em:**
Put Leaves & Grass To Work For You




Braeden Cohen
Compost/Sustainability
Specialist
Greenburgh Nature Center
bcohen@greenburghnaturecenter.org


 **Fall Leaves: The Problem**




- Unsafe Driving Conditions
- Runoff Pollution of Waterways
- Waste of Valuable Organic Resource
- High Cost of Collection & Removal

 **Collection and disposal of leaves - annual costs:**

- Irvington - up to \$130k
- Scarsdale - \$760k
- Greenburgh - estimated \$300k - \$400k
- Bedford 2,500 staff hours
- Westchester County - estimated \$3.2 million

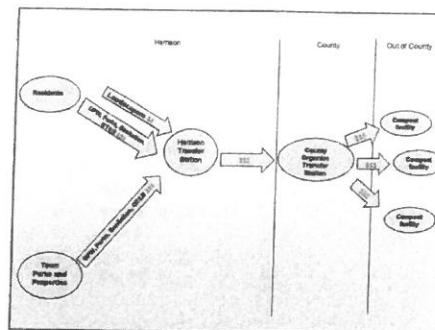


 **LELE - The Solution!**

- Retaining organic material on-site has many benefits.
- Significantly reducing the amount of leaves added to the waste stream lowers municipal costs.
 - Tipping Fees
 - Collection Costs
 - Hauling / Disposal Costs
 - Collateral Damage
 - Reduces Capital Investment
- Mulching-in-place saves do-it-yourselfers and landscaping professionals time & money.
- It's good for the environment - feeds trees & lawn, builds soil food web, less vehicle emissions.
- It's simple to learn and implement.

Harrison Leaf Collection Costs

- IMA: sends leaf and yard organics to County Organics Transfer Station in Yonkers
- 30-50 workers Pulls workers from all DPW, Sanitation, Parks, GT&B
- 13-18 Part-time seasonal workers
\$80,000

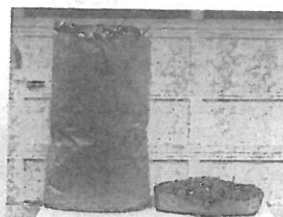



How? Leave Leaves At the Source!

- Shred them with a mulching lawn mower and leave them in place.
- Shred them and use as mulch on borders, flower beds and tree rings.
- Leave them alone in wooded areas.
- Compost them in a pile or compost bin (with or without pre-shredding).

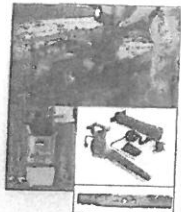



Mulched leaves reduce volume about tenfold.



 **Tools of the Trade**
Professional & DIY

- Mower w/ mulching rig:
 - "Gator" Blades
 - Mulch Gate
- Leaf mulcher/chipper
- Leaf vacuum/shredder
- Leaf blower/rake
- Mother Nature



 **LELE Initiative**


Target audiences for outreach & training:

- Homeowners
- Landscapers
- Municipal Officials
- School Districts
- Commercial Properties
- Churches, Non-profits

Subject matter experts - Landscapers, Master Gardeners & Composters/Recyclers, Environmental Educator, DPW & Parks Dept., Cornell Cooperative Extension, DEF

 **Our Partners**

- Village / Town Boards
- DPW and Parks Departments
- Westchester County Department of Environmental Facilities
- County Board of Legislators
- Multiple municipalities in region
- Non-profits: GNC, SWEAC, Grassroots EE, Bedford LLA
- CACs, ECBs
- Garden Clubs
- Trained Landscapers

 **25 Towns or Villages Adopting LELE**

• Bedford	• Mount Pleasant
• Katonah	• Pleasantville
• Bronxville	• Sleepy Hollow
• Briarcliff Manor	• New Castle
• Eastchester	• Chappaqua
• Greenburgh	• Croton On Hudson
• Dobbs Ferry	• New Rochelle
• Hastings	• North Castle
• Irvington	• Scarsdale
• Harrison	• Sleepy Hollow
• Larchmont	• Tarrytown
• Mamaroneck	• Yonkers
	• White Plains

 **LELE Homepage**



www.leleny.org

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ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilman Cannella, seconded by Councilwoman Amelio,
it was

RESOLVED to accept the following correspondence and reports:

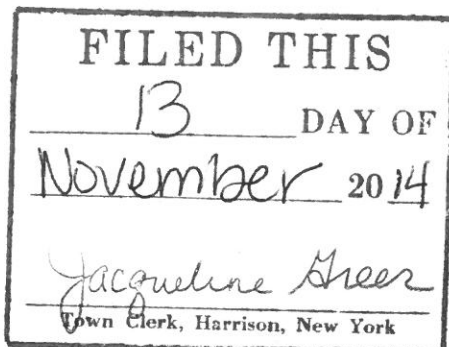
1. Monthly report by the Receiver of Taxes for September 2014.
2. Monthly report by the Town Clerk for September 2014.
3. Monthly Report by the Acting Fire Marshal for September 2014.
4. Monthly report by the Building Inspector for September 2014.
5. Monthly report by the Superintendent of Recreation for September 2014.
6. Monthly report by the Commissioner of Public Works for September 2014.
7. Monthly report by the Chief of Police for September 2014.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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AUTHORIZATION TO ADD BRITNEY NEIDER TO THE
PART TIME AVAILABILITY LIST FOR RECREATION

On motion of Councilwoman Amelio, seconded by Councilman Cannella,

it was

RESOLVED to approve the request by Personnel Manager Debra Scocchera for authorization to add Britney Neider to the Part Time Availability List for Recreation at an hourly rate of \$9.00, effective October 6, 2014.

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

Adopted by the following vote:

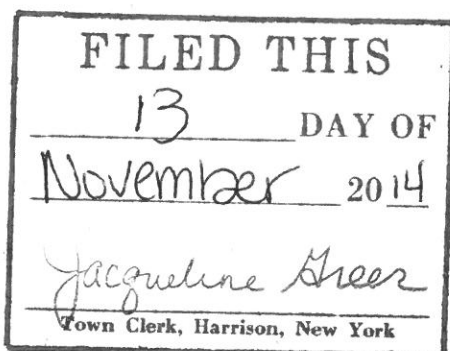
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

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AUTHORIZATION FOR TWO POLICE OFFICERS TO ATTEND
THE 14TH ANNUAL POLICE INTERACTIVE TRAINING CONFERENCE ON
OCTOBER 23, 2014 BEING HELD AT MANHATTANVILLE COLLEGE

On motion of Councilwoman Amelio, seconded by Councilman Cannella,

it was

RESOLVED to approve the request by Chief of Police Anthony Marraccini for authorization for two police officers to attend the 14th Annual Police Interactive Training Conference on October 23, 2014 being held at Manhattanville College. The cost of the course is \$25.00 per officer, this is a budgeted item.

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

Adopted by the following vote:

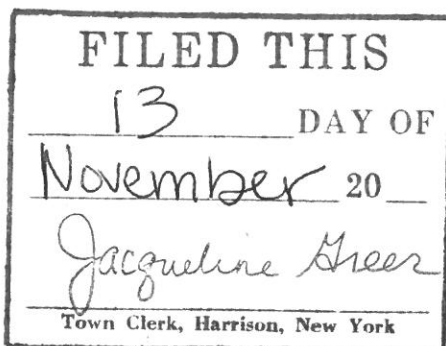
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

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AUTHORIZATION TO APPOINT PAT GUARNIERO AS
AN ALTERNATE CROSSING GUARD

On motion of councilman Cannella, seconded by Councilwoman Amelio,
it was

RESOLVED to approve the request by Chief of Police Anthony Marraccini for
authorization to appoint Pat Guarniero as an Alternate Crossing Guard at an hourly rate
of \$19.50, effective immediately.

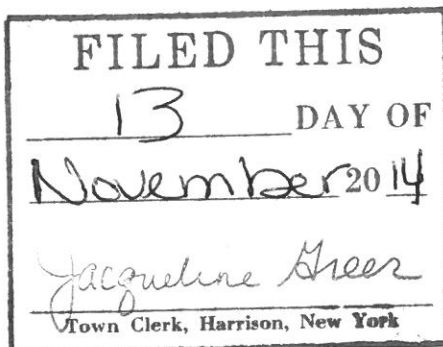
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the
Personnel Manager and the Chief of Police.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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AUTHORIZATION TO ACCEPT DONATIONS FOR
THE HARRISON FOOD PANTRY

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to approve the request by Director of Community Services Nina Marraccini for authorization to accept the following:

1. A grant in the amount of \$3,128.23 for the Harrison Food Pantry from the Hunger Prevention and Nutrition Assistance Program for a new double door freezer including delivery costs.
2. An anonymous donation to the Harrison Food Pantry in the amount of \$1,769.30 for a new single door refrigeration unit.

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

Adopted by the following vote:

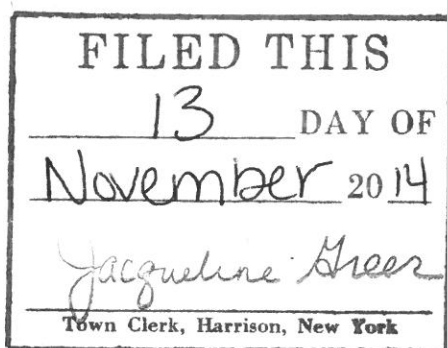
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

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☐ Engrng
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☐ Purch'g
☐ Recr'tn
☐ Supvs'r
☒ Community services



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ACKNOWLEDGEMENT THAT THE CONTRACT LETTER FROM PRECISE
TRANSLATIONS, LLC CONFIRMING FEES FOR INTERPRETERS FOR THE
TOWN COURT IN THE YEAR 2015 HAS BEEN ACCEPTED

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to acknowledge that the contract from Precise Translations, LLC
confirming fees for interpreters for the town court in the year 2015 has been accepted.

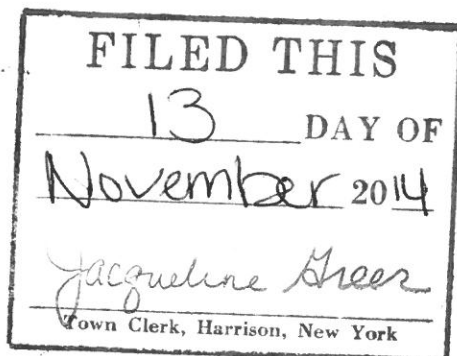
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the
Court Clerk.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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— Purch'g
— Reer'tn
✓ Supvs'r
— Court Clerk

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AUTHORIZATION FOR BUDGET TRANSFERS

On motion of Councilman Cannella, seconded by Councilman Malfitano,
it was

RESOLVED to approve the request by Comptroller Maureen MacKenzie for
authorization for the following budget transfer:

Increase:

001-1110-100-0220	\$7,806
Town Justice – Office Equipment	

Decrease:

001-1110-100-0130	\$7,806
Town Justice – Part Time Salaries	

Budget Transfer for the purchase of a new copier along with the service and
support/supplies for the remainder of 2014.

Increase:

001-1640-100-0102	\$16,700
Central Garage – Salaries	

Decrease:

001-1620-100-0102	\$16,700
General Town Building – Salaries	

Budget Transfer of available monies from General Town Buildings to Central Garage to
cover new employee salary through the end of 2014.

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

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Adopted by the following vote:

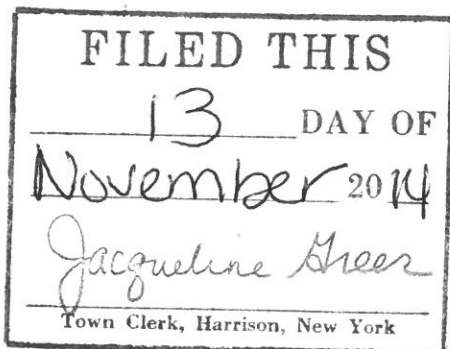
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

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- ☐ Recr'tn
- ☐ Supvr



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REFERRAL OF PETITION FOR A ZONING AMENDMENT FOR
103-105 CORPORATE PARK DRIVE TO THE PLANNING BOARD

Mr. Frank McCullough, Partner at McCullough, Goldberger & Staudt addressed the Board on behalf of Normandy Real Estate Partners in relation to their properties located at 103-105 Corporate Park Drive. The properties are located in what is called the “tear drop,” that is surrounded by the connector road between I-287 and I-684 and the Hutchinson River Parkway. They are a collection of properties that are zoned Special Business (SBO), and are not abutted by any other zone properties. Normandy is seeking a zoning amendment to the SBO zone that would allow the construction of a new six story multi family residential building that would have rental units designed for young professionals and empty nesters. The proposed building will be located on two sites which currently contain independent, stand alone, office buildings with surrounding parking. The sites as they exist now are fully developed and there is virtually no undisturbed area on either site. The utilities that service both sites are in place. They were constructed between 1965 and 1970. The buildings have been historically occupied for office space. One building is vacant and the other is almost vacant. There has been no real infusion of capital into these buildings in the last 20 years. The new building that is proposed will be located partially on each lot. In the center there is a parking structure that would house approximately 700 cars and that structure will be surrounded by 421 residential units and will be a maximum of six stories in height. The proposal is consistent with the recently amended Master Plan that supports the expansion of allowable uses in the SBO zone. Examples of the way some of the sites have been redeveloped include the Life Time Fitness facility, Fordham University, and the Hyatt House Hotel. All of these changes of use have been permitted by the Board with a zoning amendment and a special exception use permit and that is what is being proposed in relation to this application. This gives the Town Board the ability, as these sites come to you for repositioning, you can look at each one independently and make a decision of the use you suggest is appropriate for that site and also reflect on the other uses in the area to make sure they are compatible and consistent for the redevelopment of this area. The principals for the project would be Normandy and their building partner Toll Brothers. Our professional team in relation to the project will include the firm, McCullough, Goldberger & Staudt, Sullivan Architects and our planners and engineers BHB. We have submitted a zoning petition, which includes the text amendments in the specific language that we request. We also have submitted a report from VHP setting forth a planning rationale for the requested zoning amendment and we have filed a SEQRA Full Environmental Assessment Form, Part 1 with a Traffic Impact Study attached. We have preliminary drawings for the project that have been prepared by Sullivan Architects and those will be reviewed with you during this presentation and the site plan for the proposed development which has been prepared by BHB. We are requesting tonight that you refer our application to the Planning Board for an in depth review and then

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recommendations back to you in relation to their comments on our development proposal. I would like to introduce to you Justin Krebs of Normandy Real Estate, to discuss what we believe will be the benefit of this exciting proposal. Justin will be followed by John Sullivan and John Fry of Sullivan Associates with a presentation. After these presentations if you have any questions we will do our best to answer them.

Mr. Justin Krebs, Partner, Normandy Real Estate said he would like to give the Board a little background on Normandy and a little background on the project. Normandy owns about a million and a half square feet in 15 buildings on both sides of the White Plains and Harrison corridor of I-287. These two buildings are the oldest assets. We did spend a fair amount of time seeing if it was viable to reinvest and redevelop these two office buildings into viable commercial properties. At the end of the day, the amount of money that would be required to go into the existing buildings would not make it attractive as what we believe is the other potential option. We think residential use creates a huge benefit for not only these two properties, our park, but generally the corridor and a lot of the assets in Harrison. The need for high end housing that would be comparable to the lifestyle that you would have if you lived in Harrison, but without making the initial commitment, until they made a decision either through their job to move, is really important. We have heard it consistently that there is a lack of this type of product in the area and what has generally been found is if you take and incorporate residential into an office environment it starts to drive it towards "a 24 hour environment" or a mixed use environment. This is usually the first stepping stone after the commercial development to offer the next opportunity which could be additional retail and other services that at the end of the day create an environment in this office park that is one in which people can live, work and play. If approved, we take these two old buildings away, removing over 200,000 square feet of vacant office space that is hurting the values of properties in and around the I-287 corridor. We think that the new assets will create significant tax increases as a variable against the existing office properties which have continued to decrease in value over the last ten years. We are committed to making this a very successful asset that we would look to hold long term. Normandy manages over a billion dollars in equity for institutional investors. By no means are we incapable of capitalizing a transaction like this but to bring in the expertise of a high quality home apartment builder who has the ability to deliver the type of quality we think is needed in Harrison. At the end of the day we believe there is a good benefit and I think that we will, over time, be able to demonstrate that residential when mixed with commercial will actually lessen many of the impacts created by development including traffic and other municipal needs. With this I will turn this presentation over to John Sullivan from Sullivan & Associates to actually speak specifically about the project.

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Councilwoman Amelio said to Mr. Krebs before you sit down I have some very practical questions. At full occupancy of the corporate buildings how does it compare to what the occupancy of the residential would be.

Mr. Justin Krebs replied it would probably double if you look at the number of people because a general metric would be about 2 people per thousand square feet of residential. If you look at your typical apartment you are probably talking on average two to maybe two and a half people. If you look at what the average commercial employer looks to today it is about 200 square feet per employee or about 5 employees per thousand. Another interesting element is when you look at the demands from a parking or traffic standpoint. Parking is typically driven for commercial office at a ratio of 4 per one thousand square feet, where you have typically a ratio of 1.75 to 2 cars being parked per person in those apartments. Your traffic patterns are different. Peak hours for commercial properties would be 6:30 to 9:00 AM or 4:00 to 6:00 PM where a residential project typically has a more diverse pattern that goes off hours or more spread throughout the day.

Councilman Malfitano said that is a good point. If you take the office building, for example, with say a 750 car capacity, those cars are coming and going everyday whereas with a residential development only some of those cars will be traffic. I don't know what this ratio is but it would seem to be less.

Mr. Justin Krebs said it is definitely less but I am not a traffic engineer and we will have those details that are laid out but I would say you could be talking about anywhere between 50% to 75% from that standpoint as far as against 100% of the traffic going in. The other thing is it's the pure concentration. If you run out at 11:00 you can get down Westchester Avenue/287 without much problem. If you are going between 7:00 AM and 9:00 AM that same ten minute trip can be a fifteen minute trip. That's the benefit of mixing these uses and then they compliment by creating other uses that would then be related and not as specific intensity during peak hours.

Councilwoman Amelio said that is also providing that these are not going to be families with school age children because as I've mentioned my concern with the traffic pattern on Anderson Hill Road and Purchase Street. It is virtually impossible to get out of these areas at certain times of the day.

Mr. Justin Krebs said that is a very fair concern and I think that is something that will be addressed in great detail. I'll give it just some general prospective but we have done some detailed traffic engineering that I think will talk about it and also some student studies that will be key to this. What I can say, in general, and I can speak very similar

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communities to Harrison, most of the stuff that is being developed today is being built in very small square footage per person. If you are talking about a two bedroom that is 1,000 square feet it is not typically designed for a family with children. It is typically designed for two young professionals who would look to have a bedroom each. It might be looked at potentially for someone who is retired and maybe looking to downsize from their home but wants to stay in the community. Overall I think you are going to find out that the impact from school age children is going to be limited just by the fact that the design is not really conducive for those people.

Councilman Cannella asked what is the number of parking spaces on the two sites now?

Mr. Justin Krebs thought it was just under 800 spaces or about four per thousand and there are about 200,000 square feet.

Councilwoman Amelio asked Mr. Krebs if this parking lot is smaller then what is there now.

Mr. Justin Krebs responded in the affirmative. One thing that people should consider is that in an office pattern people come to work and they go out for a sales call. When you design an office building you are designing it to say 75% peak occupancy meaning that 75% of your employees will be there at one time. On a residential project you need to design it to 100% occupancy.

Councilwoman Amelio asked Mr. Krebs if he could talk about how at some point there is hope to connect some of these areas, for example Lifetime Fitness. Can you address this?

Mr. Justin Krebs said he thought the architects may do that later but we have had discussions with the owners that are in the park area. We do think it is a beneficial opportunity to loop these in and create walking paths and interconnections between properties. When we continue with the presentation we will show the Board the potentials but we have had discussions with the other park owners. There are opportunities to link these sites and the roadways with at least pedestrian, bike trails and possibly link them for cars. That is part of moving forward with this whole area. This is part of what will evolve out of this; ways to connect the roads so you create more of a village type atmosphere. You link all of these sites together and you create a little more of a community there. Right now everybody that owns property up there is willing to talk about this.

Councilwoman Amelio said you are talking about the interconnection. Another concern of mine is connecting it onto Purchase Street. You are not interested in doing this?

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Mr. Justin Krebs said no intention today. We do recognize the concerns of flow through traffic on that road. We do not think it is prudent both for the neighborhood communities and for the properties that we own.

Councilman Malfitano said what I would ask you to do, since we are talking about a specific area that we referred to in the Master Plan and what we are talking about here tonight as the “tear drop”. The public who is listening to this probably doesn’t understand exactly where this is and what the property itself is constrained and bound by. I think it would be a really good idea, while you are talking about this inter connectivity to describe and have the community understand what the geographical boundaries are and also to discuss and talk about the inter connectivity issue so we understand that there isn’t going to be any encumbrance on any other part of the community.

Mr. Frank McCullough said we did this with Life Time Fitness. We said it was an isolated area. We have graphics that show that. The Planning Board is going to ask us about this and we will deal with this and we will have suggestions about inter connectivity. We are saying we are willing to explore that. We think it is a good idea to link these properties if we can.

Supervisor Belmont asked Mr. McCullough to explain the boundaries.

Mr. Frank McCullough said he would put up a graphic that will give the boundaries. We call it the “tear drop”. It is a very defined area. See Photos Attached.

Mr. John Sullivan, Principal of Sullivan Architects showed some photos images of the proposal. See Photos Attached. He explained that there are ways to design units toward targeted markets, away from a family opportunity, such as a galley kitchen as opposed to an open kitchen. There are ways of attracting a type of renter and there are ways of designing it to reach a targeted audience. That is our goal.

Councilwoman Amelio asked Mr. Sullivan how does the height of these buildings compare to what is there now?

Mr. John Sullivan, Principal of Sullivan Architects said the existing buildings are between 3 and 4 stories depending on where you look at it. The existing buildings are about 40 feet and these are less than 50 feet.

Councilman Cannella asked how definite are you on the size of the unit. I do think that it is logical that a unit that is 800 to 1200 square feet is not for a family of three children. It

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just doesn't practically work. Whereas if you are talking about a unit that is 1800 to 2400 square feet that is a whole different thing which does create issues. How definitive are your plans in terms of how you intend to market it and your square footage and apartment size.

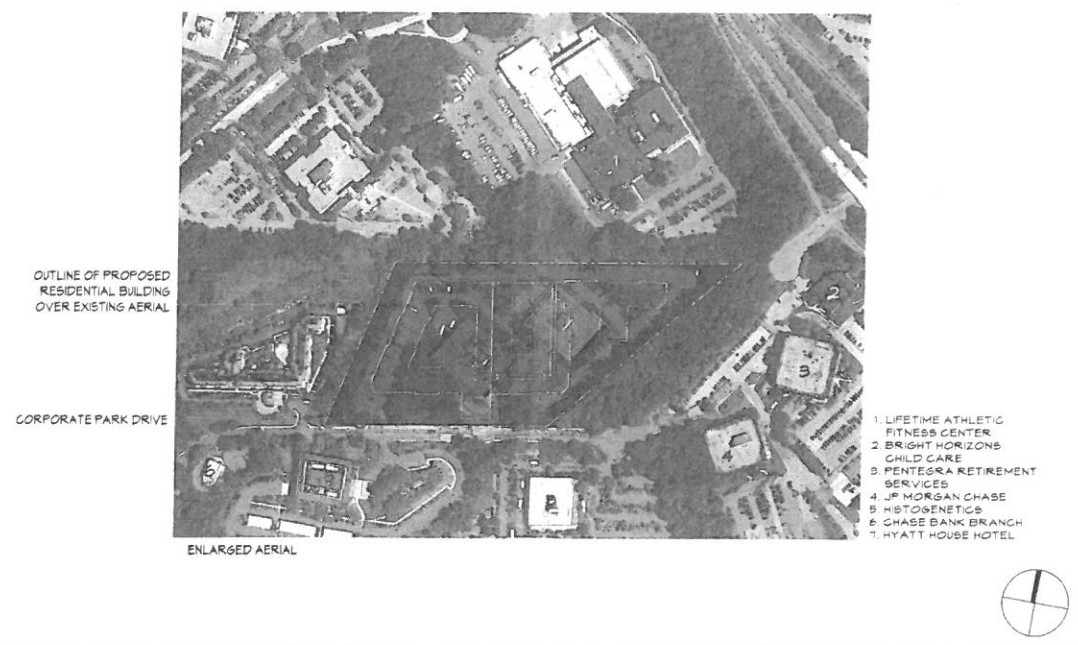
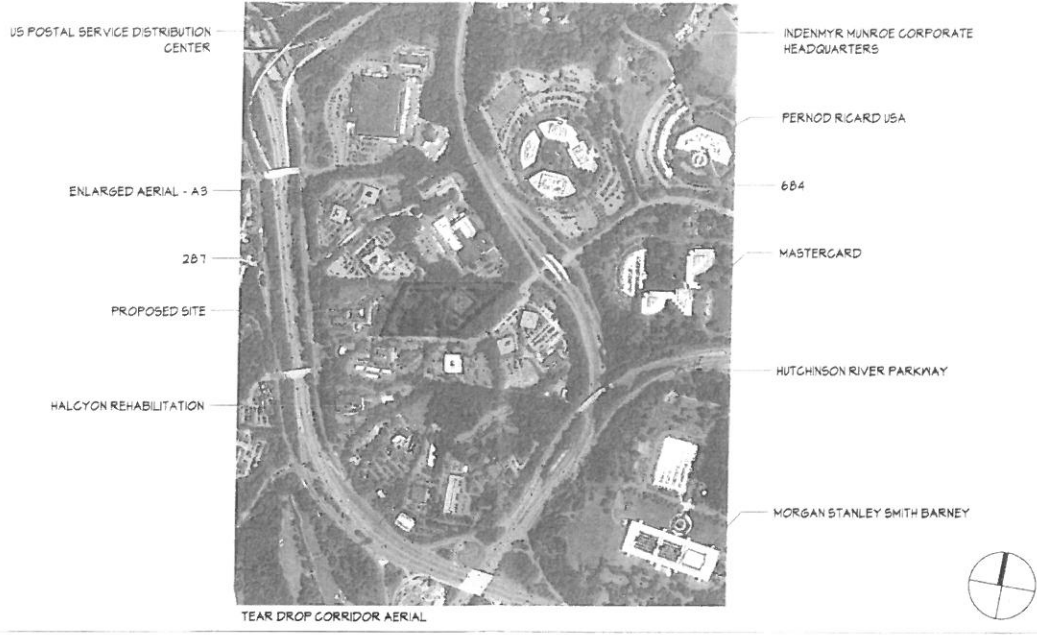
Mr. Justin Krebs said there is no intention for this to be generating toward a condo size unit or a unit that can be converted from an apartment to this. This is a very specific model. Toll Brothers and Normandy do this on a regular basis and the unit sizing is consistent with 800 to 1300 square feet.

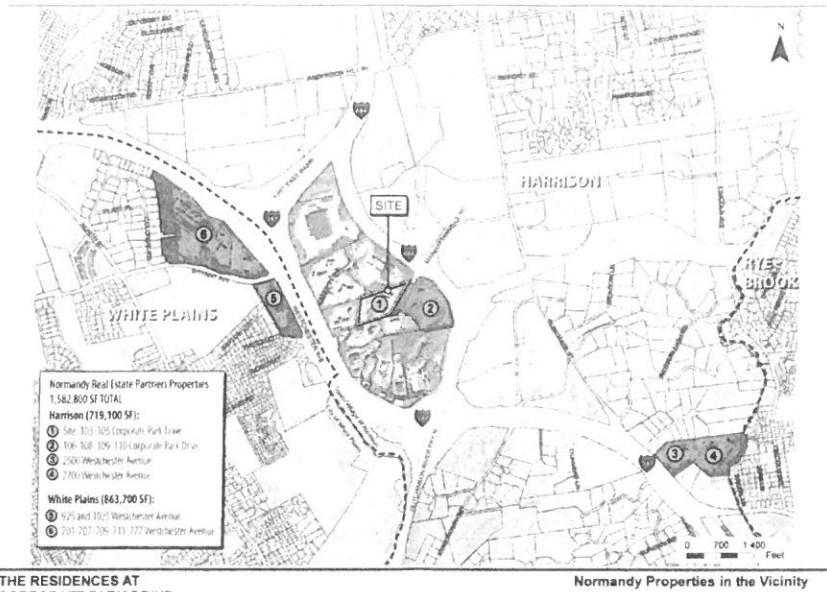
Councilwoman Amelio said that her concerns are about the traffic that is going to end up on Anderson Hill Road. I think when you are saying appealing to a certain group because it is Harrison it will bring some families without a doubt. I have another concern such as the burden it is going to place on our municipal services that we already have. How does this impact our Police Department, Fire Department and Emergency Services? There are concerns, but those are all things that I feel will be properly vetted as they come through the Planning Board so I have to place my trust that the Planning Board will do its job because I do think this is an opportunity. The negative to not going through with this is the possibility that these properties could come off our tax roll and that would be a detriment to the entire town.

Councilman Sciliano said fifty years ago the Town had a vision of the Platinum Mile and the taxpayers benefited extremely over the years with that and we have seen a decline with tax certioraris. We have to have a vision. I think that done properly we can establish that tax base that we had before and with that will bring money to enhance services and things that the people of Harrison always wanted. I think we have to keep an open mind.

Harrison resident Sam Fanelli asked will these always be rentals and never put up for sale and my other question is what type of rents are you looking at because that will determine what type of people live there.

Mr. Justin Krebs, Partner, Normandy Real Estate said as far as these ever being converted to condominiums I don't believe that is allowable. This will be approved as a rental project so it will always be apartments. As far as the price for each unit a good metric is \$2.50 to \$3.00 per square foot.

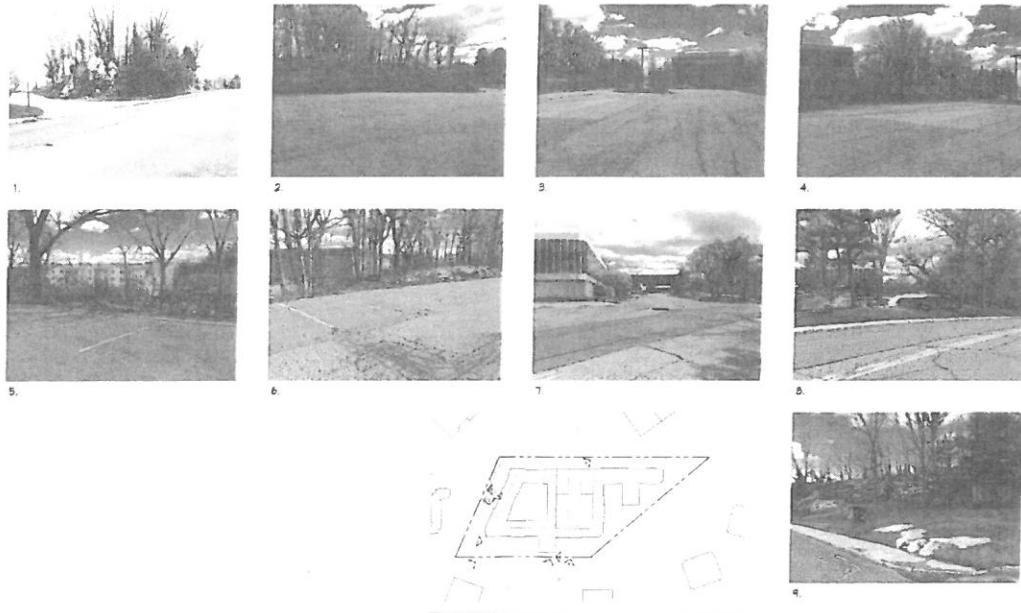




Engineering, Surveying and Landscape Architecture, P.C.

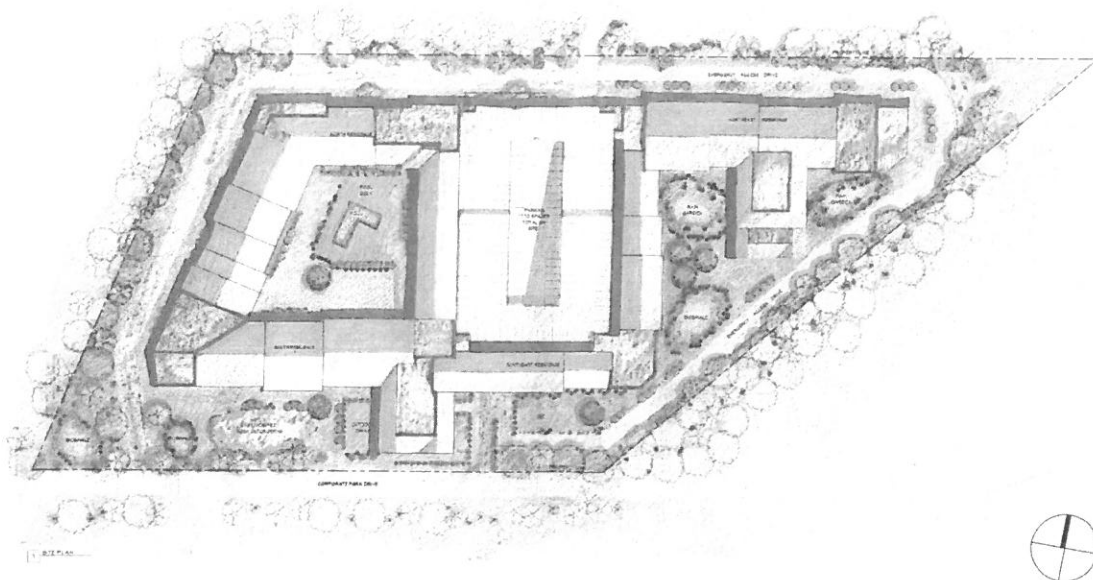
SULLIVAN ARCHITECTURE, P.C.	NORMANDY REALTY TOLL BROTHERS, INC.	THE RESIDENCES AT CORPORATE PARK DRIVE 103/105 CORPORATE PARK DR., HARRISON, NY	09/10/14 A4 AERIAL
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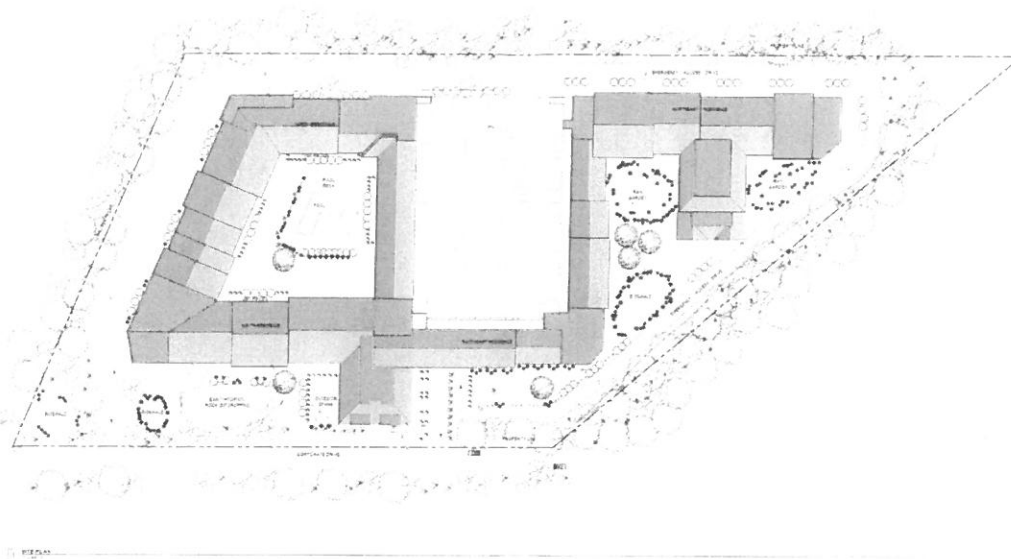


SULLIVAN ARCHITECTURE, P.C.	NORMANDY REALTY TOLL BROTHERS, INC.	THE RESIDENCES AT CORPORATE PARK DRIVE 103/105 CORPORATE PARK DR., HARRISON, NY	09/10/14 A5 SITE PHOTOS
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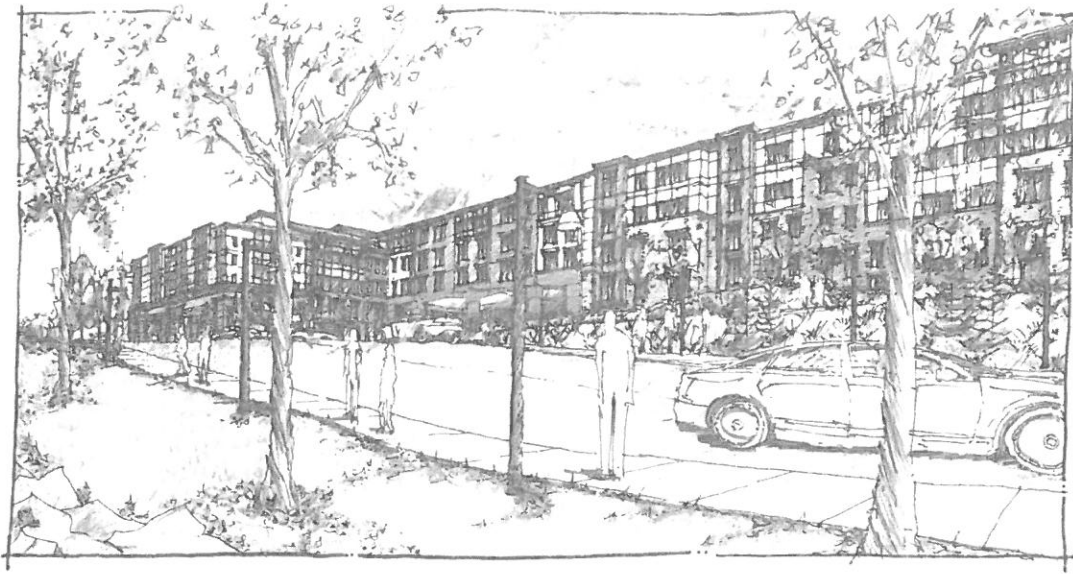
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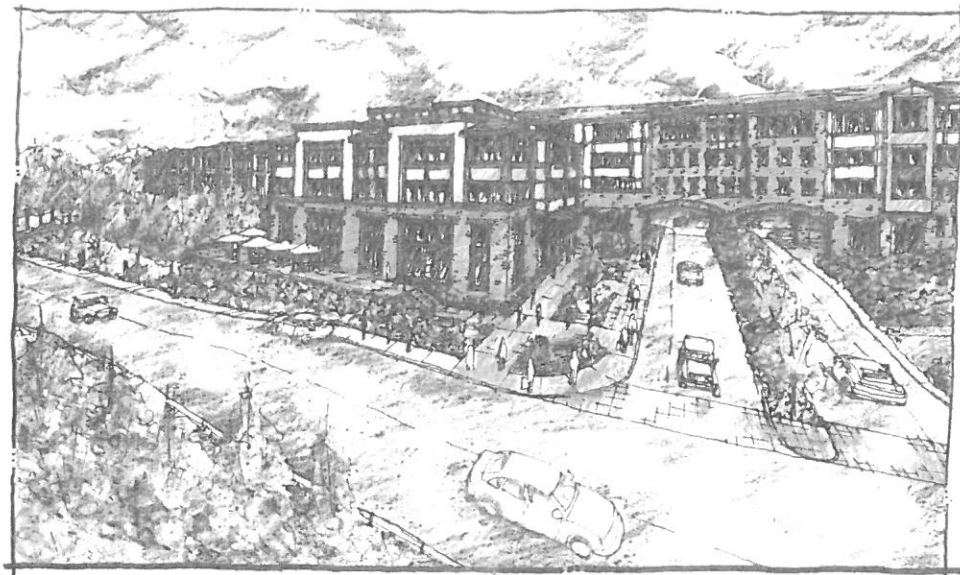
SULLIVAN ARCHITECTURE, P.C.	NORMANDY REALTY TOLL BROTHERS, INC.	THE RESIDENCES AT CORPORATE PARK DRIVE 103/105 CORPORATE PARK DR. HARRISON, NY	09/10/14	A6
CONCEPTUAL SITE PLAN				



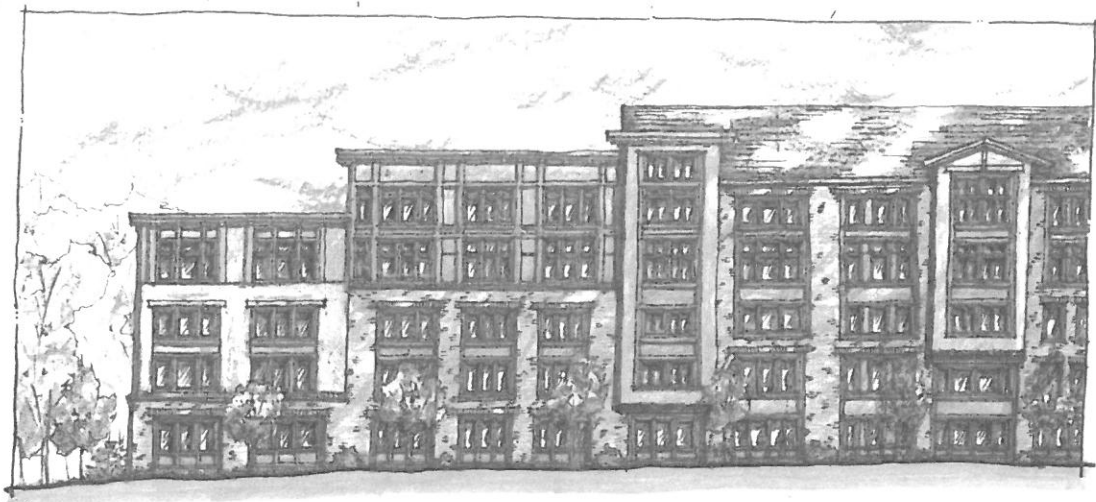
SULLIVAN ARCHITECTURE, P.C.	NORMANDY REALTY TOLL BROTHERS, INC.	THE RESIDENCES AT CORPORATE PARK DRIVE 103/105 CORPORATE PARK DR. HARRISON, NY	09/10/14	A7
ANNOTATED SITEPLAN "DESIGN ELEMENTS"				



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<p>SULLIVAN ARCHITECTURE, P.C.</p>	<p>NORMANDY REALTY TOLL BROTHERS, INC.</p>	<p>THE RESIDENCES AT CORPORATE PARK DRIVE 103/105 CORPORATE PARK DR, HARRISON, NY</p>	<p>09/10/14 A10 ELEVATION STUDY</p>
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October 15, 2014

2014 - - 396

REFERRAL OF PETITION FOR A ZONING AMENDMENT FOR
103-105 CORPORATE PARK DRIVE TO THE PLANNING BOARD

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the Petition for a Zoning Amendment from Frank McCullough of McCullough, Goldberger & Staudt for 103-105 Corporate Park Drive and refer the Petition to the Planning Board pursuant to section 235-76(B) of the Zoning Ordinance.

FURTHER RESOLVED that the Planning Board review and make recommendations to the Town Board.

FURTHER RESOLVED to forward a copy of this resolution to the Planning Board and Mr. McCullough.

Adopted by the following vote:

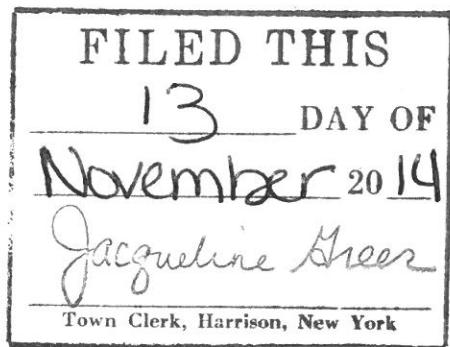
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

Copies to:

☐ Assessor
☐ Benefits
☐ Bldg
☐ Compt'l'r
☐ Engrng
☐ Law
☐ Police
☐ P. Wrks
☐ Purch'g
☐ Recr'tn
☒ Supvs'r
☒ Planning Board



October 15, 2014

2014 - - 397

AUTHORIZATION TO HOLD A BLOCK PARTY ON HIGHFIELD ROAD
ON OCTOBER 31, 2014 FROM 4:00 PM TO 5:30 PM

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to approve the request of Rikki Javitch for authorization to hold a Block Party on Highfield Road on October 31, 2014 from 4:00 PM to 5:30 PM.

FURTHER RESOLVED to close Highfield Road between Crawford and Bates Road during the event.

FURTHER RESOLVED that all fees be waived. A Certificate of Insurance will be submitted.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the Commissioner of Public Works, Lieutenant DiBuono and Ms. Javitch.

Adopted by the following vote:

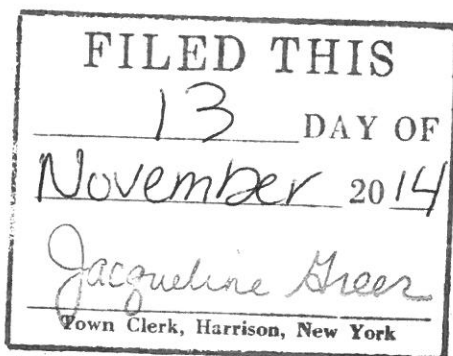
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

Copies to:

☐ Assessor
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☒ Engrng
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☒ Police
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☐ Purch'g
☐ Recr'tn
☐ Supvs'r



October 15, 2014

2014 - - 398

AUTHORIZATION FOR A BUDGET MODIFICATION TO PAY FOR
LIBRARY RELOCATION SERVICES

On motion of Councilman Sciliano, seconded by Councilman Cannella,

it was

RESOLVED to approve the request by Comptroller Maureen MacKenzie for the following budget Modification:

Increase:

002-0000-0590-5999 \$95,000
Library – Appropriated Fund Balance

Increase:

002-7410-100-0407 \$95,000
Library – Special Services

To Appropriate Library Fund Balance and Transfer to the Special Services budget line to pay for library relocation services of library books and materials, office furniture and transporting fees.

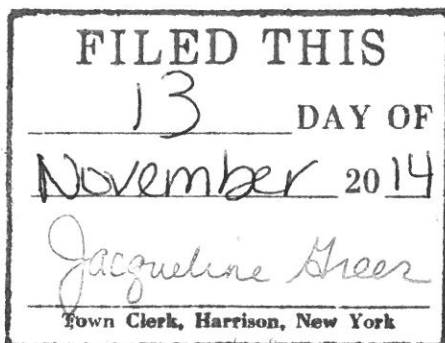
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

___ Assessor
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___ Bldg
☒ Compt'r
___ Engrng
___ Law
___ Police
___ P. Wrks
___ Purch'g
___ Recr'tn
___ Supvs'r

October 15, 2014

2014 - - 399

AUTHORIZATION TO AMEND THE NYS SNOW AND ICE AGREEMENT
FOR THE 2013/2014 SNOW AND ICE SEASON

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to approve the request by Town Attorney Frank Allegretti for authorization to amend the NYS Snow and Ice Agreement to change the original estimated expenditure of \$35,565.20 to include the Index Adjustment of \$62,167.97 totaling \$97,733.17 for the 2013/2014 snow and ice season.

FURTHER RESOLVED to have the Supervisor to sign Amendment B of the Agreement.

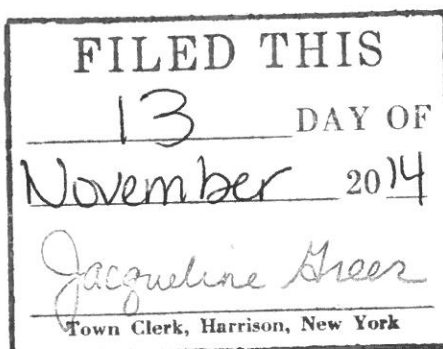
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Law Department and the Commissioner of Public Works.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

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☒ Compt'r
☐ Engrng
☒ Law
☐ Police
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☐ Purch'g
☐ Recr'tn
☒ Supvs'r

October 15, 2014

2014 - - 400a
APPROVAL FOR A BUILDING PERMIT APPLICATION FOR
158-160 CROTONA AVENUE, BLOCK 375, LOT 5.7
WHICH IS LOCATED WITHIN FEMA DESIGNATED FLOOD PLAINS

On motion of Councilman Cannella, seconded by Councilman Sciliano,

it was

RESOLVED to approve a building permit application for 158-160 Crotona Avenue, Block 375, Lot 5.7, located within FEMA designated flood plains as follows:

"All plans for buildings built in flood areas as defined above shall be transmitted to the Town Engineer for recommendations. Such recommendation must be confirmed by a resolution of the Town Board prior to the issuance of a building permit conforming to the recommendations."

Pursuant to Town Code, our recommendations for the development of this property are as follows:

1. The existing FEMA Flood Plain Elevation at this property is 64.3 feet (NGVD 1988), as shown on the FEMA Flood Insurance Study dated September 28, 2007.
2. The proposed First Floor Elevation shall be 71.7 feet as shown on site plans revised October 15, 2013, prepared by Mark Mustacato, Architect.
3. The Proposed Garage Floor Elevation shall be 62.7 feet as shown on site plans revised October 15, 2014, prepared by Mark Mustacato, Architect.
4. As reflected in the above mentioned plan, there shall be no grade change permitted on this property.
5. An as-built survey from a New York State Licensed Surveyor will be required. The as-built shall include the flood plain elevation, and all floor evaluations. As-built must also show compliance with Town building height regulations, as well as surface information verifying no grade change. *This survey must be submitted to and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
6. In order to verify the structure and all utilities have been built safely above the Base Flood Elevation, an *Elevation Certificate must be completed by a NYS Licensed Surveyor and submitted by the design professional and approved by the Engineering Department prior to issuance of a Certificate of Occupancy.*

7. Flood resistant materials and proper flood vents must be used within all areas permitted below the Base Flood Elevation. *Written certification of the installation of flood resistance materials and flood vents must be submitted by the design professional and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
8. Enclosed areas within a Flood Plain are designed to be flooded, and can be used only for parking vehicles, storage, or access to the elevated living area. *A Non Conversion agreement must be submitted and signed by the property owner and filed with the Westchester County Clerk prior to issuance of a Certificate of Occupancy.*
9. All mechanical, electrical and plumbing appurtenances shall maintain no less than 24" clearance above the base flood elevation. This includes all electrical fixtures, outlets, boilers, air handlers, condenser units, sewer traps, cleanouts and vents. *Written certification of the installation of all mechanical, electrical and plumbing appurtenances must be submitted by the design professional and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
10. Curbs along the entire frontage of the property are to be installed/replaced.

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

Adopted by the following vote:

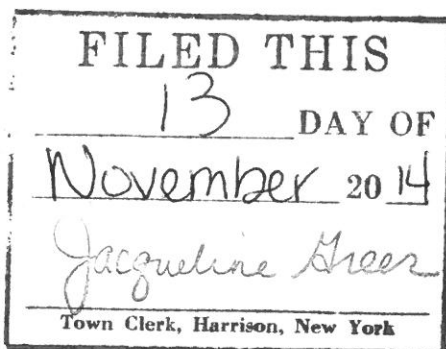
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

Copies to:

☐ Assessor
☐ Benefits
☒ Bldg
☐ Compt'lr
☒ Engrng
☐ Law
☐ Police
☐ P. Wrks
☐ Purch'g
☐ Recr'tn
☐ Supvs'r



October 15, 2014

2014 - - 400b
APPROVAL FOR A BUILDING PERMIT APPLICATION FOR
162-164 CROTONA AVENUE, BLOCK 375, LOT 5.6
WHICH IS LOCATED WITHIN FEMA DESIGNATED FLOOD PLAINS

On motion of Councilman Cannella, seconded by Councilman Sciliano,

it was

RESOLVED to approve a building permit application for 162-164 Crotona Avenue, Block 375, Lot 5.6, located within FEMA designated flood plains as follows:

"All plans for buildings built in flood areas as defined above shall be transmitted to the Town Engineer for recommendations. Such recommendation must be confirmed by a resolution of the Town Board prior to the issuance of a building permit conforming to the recommendations."

Pursuant to Town Code, our recommendations for the development of this property are as follows:

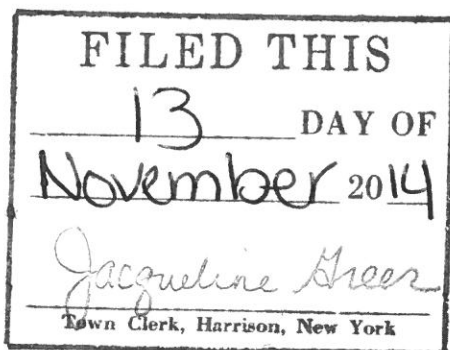
1. The existing FEMA Flood Plain Elevation at this property is 64.3 feet (NGVD 1988), as shown on the FEMA Flood Insurance Study dated September 28, 2007.
2. The proposed First Floor Elevation shall be 71.5 feet as shown on site plans revised October 15, 2013, prepared by Mark Mustacato, Architect.
3. The Proposed Garage Floor Elevation shall be 62.5 feet as shown on site plans revised October 15, 2014, prepared by Mark Mustacato, Architect.
4. As reflected in the above mentioned plan, there shall be no grade change permitted on this property.
5. An as-built survey from a New York State Licensed Surveyor will be required. The as-built shall include the flood plain elevation, and all floor evaluations. As-built must also show compliance with Town building height regulations, as well as surface information verifying no grade change. *This survey must be submitted to and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
6. In order to verify the structure and all utilities have been built safely above the Base Flood Elevation, an *Elevation Certificate must be completed by a NYS Licensed Surveyor and submitted by the design professional and approved by the Engineering Department prior to issuance of a Certificate of Occupancy.*

7. Flood resistant materials and proper flood vents must be used within all areas permitted below the Base Flood Elevation. *Written certification of the installation of flood resistance materials and flood vents must be submitted by the design professional and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
8. Enclosed areas within a Flood Plain are designed to be flooded, and can be used only for parking vehicles, storage, or access to the elevated living area. *A Non Conversion agreement must be submitted and signed by the property owner and filed with the Westchester County Clerk prior to issuance of a Certificate of Occupancy.*
9. All mechanical, electrical and plumbing appurtenances shall maintain no less than 24" clearance above the base flood elevation. This includes all electrical fixtures, outlets, boilers, air handlers, condenser units, sewer traps, cleanouts and vents. *Written certification of the installation of all mechanical, electrical and plumbing appurtenances must be submitted by the design professional and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
10. Curbs along the entire frontage of the property are to be installed/replaced.

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

Adopted by the following vote:

AYES:	Councilpersons Amelio, Cannella, Malfitano and Sciliano Supervisor Belmont
NAYS:	None
ABSENT:	None



Copies to:

- ☐ Assessor
- ☐ Benefits
- ☒ Bldg
- ☒ Compt'r
- ☒ Engrng
- ☐ Law
- ☐ Police
- ☐ P. Wrks
- ☐ Purch'g
- ☐ Recr'tn
- ☐ Supvs'r
- ☐

October 15, 2014

2014 - - 400c
APPROVAL FOR A BUILDING PERMIT APPLICATION FOR
166-168 CROTONA AVENUE, BLOCK 375, LOT 5.5
WHICH IS LOCATED WITHIN FEMA DESIGNATED FLOOD PLAINS

On motion of Councilman Cannella, seconded by Councilman Sciliano,

it was

RESOLVED to approve a building permit application for 166-168 Crotona Avenue, Block 375, Lot 5.5, located within FEMA designated flood plains as follows:

“All plans for buildings built in flood areas as defined above shall be transmitted to the Town Engineer for recommendations. Such recommendation must be confirmed by a resolution of the Town Board prior to the issuance of a building permit conforming to the recommendations.”

Pursuant to Town Code, our recommendations for the development of this property are as follows:

1. The existing FEMA Flood Plain Elevation at this property is 64.3 feet (NGVD 1988), as shown on the FEMA Flood Insurance Study dated September 28, 2007.
2. The proposed First Floor Elevation shall be 71.3 feet as shown on site plans revised October 15, 2013, prepared by Mark Mustacato, Architect.
3. The Proposed Garage Floor Elevation shall be 62.3 feet as shown on site plans revised October 15, 2014, prepared by Mark Mustacato, Architect.
4. As reflected in the above mentioned plan, there shall be no grade change permitted on this property.
5. An as-built survey from a New York State Licensed Surveyor will be required. The as-built shall include the flood plain elevation, and all floor evaluations. As-built must also show compliance with Town building height regulations, as well as surface information verifying no grade change. *This survey must be submitted to and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
6. In order to verify the structure and all utilities have been built safely above the Base Flood Elevation, an *Elevation Certificate must be completed by a NYS Licensed Surveyor and submitted by the design professional and approved by the Engineering Department prior to issuance of a Certificate of Occupancy.*

7. Flood resistant materials and proper flood vents must be used within all areas permitted below the Base Flood Elevation. *Written certification of the installation of flood resistance materials and flood vents must be submitted by the design professional and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
8. Enclosed areas within a Flood Plain are designed to be flooded, and can be used only for parking vehicles, storage, or access to the elevated living area. *A Non Conversion agreement must be submitted and signed by the property owner and filed with the Westchester County Clerk prior to issuance of a Certificate of Occupancy.*
9. Curbs along the entire frontage of the property are to be installed/replaced.
10. All mechanical, electrical and plumbing appurtenances shall maintain no less than 24" clearance above the base flood elevation. This includes all electrical fixtures, outlets, boilers, air handlers, condenser units, sewer traps, cleanouts and vents. *Written certification of the installation of all mechanical, electrical and plumbing appurtenances must be submitted by the design professional and approved by the Engineering Department prior to the issuance of a Certificate of Occupancy.*
11. Common drainage line along the southerly property line shall be installed and approved by the engineering Department prior to the issuance of a Certificate of Occupancy.
12. A drainage easement encapsulating the common drain line shall be filed with the Westchester County Clerk prior to the issuance of a Certificate of Occupancy.

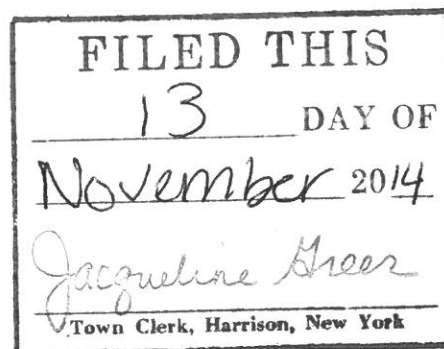
FURTHER RESOLVED to forward a copy of this Resolution to the Town Engineer and the Building Inspector.

Adopted by the following vote:

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

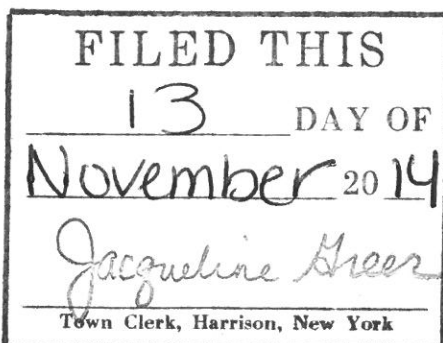
NAYS: None

ABSENT: None



Copies to:

___ Assessor
___ Benefits
___ ☒ Bldg
___ ☒ Compt'lr
___ ☒ Engrng
___ Law
___ Police
___ P. Wrks
___ Purch'g
___ Recr'tn
___ Supvs'r



October 15, 2014

2014 - - 402

AUTHORIZATION FOR A BID AWARD TO PIAZZA INC., FOR THE
RENOVATION/EXPANSION OF THE HARRISON PUBLIC LIBRARY

On motion of Councilman Sciliano, seconded by Councilman Cannella,

it was

RESOLVED to approve the request by the Purchasing Department, as per instruction from the Harrison Library Board, for approval of a bid award to Piazza Inc., 3 West Stevens Avenue, Hawthorne, NY 10532, having met all the requirements of the specification and being the lowest qualified bidder for the Renovation/Expansion of the Harrison Public Library at a total bid price of \$3,545,000.00.

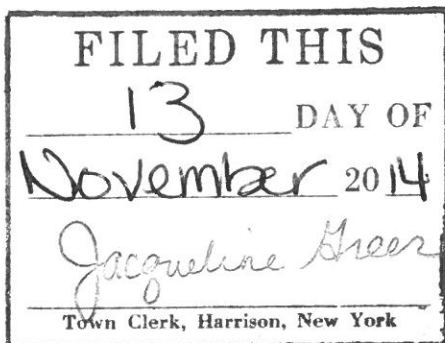
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Purchasing Department and the Harrison Library Board.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

— Assessor
— Benefits
— Bldg
✓ Compt'lr
— Engrng
— Law
— Police
— P. Wrks
✓ Purch'g
— Recr'tn
— Supvs'r
✓ Harrison Library Board

October 15, 2014

2014 - - 403

AUTHORIZATION TO SET UP A SEGREGATED NEW ACCOUNT WITHIN THE
CAPITAL FUND CALLED THE HALPERIN BUILDING RENOVATION FUND

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to approve the request by Comptroller Maureen MacKenzie to set up a segregated new account within the Capital Fund called the Halperin Building Renovation Fund. Per the pledge agreement between the Town of Harrison and the Harrison Public Library Foundation dated April 4, 2013, disbursements of funds from this account shall be exclusively restricted to the Capital Improvements (for the sole and exclusive purpose of improving, renovating, modernizing, constructing, refurbishing, furnishing, upgrading technology and renaming the library the Halperin Building) and related soft costs at the Library at 2 Bruce Avenue and may not be used for operational or other purposes of the Town.

FURTHER RESOLVED that the account will be funded subject to the funding conditions described within the agreement by the Halperin Foundation and the Town of Harrison.

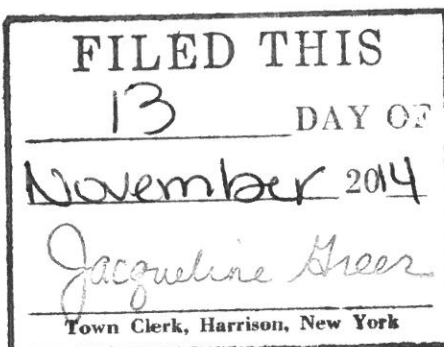
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Law Department and Ross Halperin.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

— Assessor
— Benefits
— Bldg
✓ Compt'r
— Engrng
✓ Law
— Police
— P. Wrks
— Purch'g
— Recr'tn
✓ Supvs'r
✓ Mr. Halperin

October 15, 2014

2014 - - 404

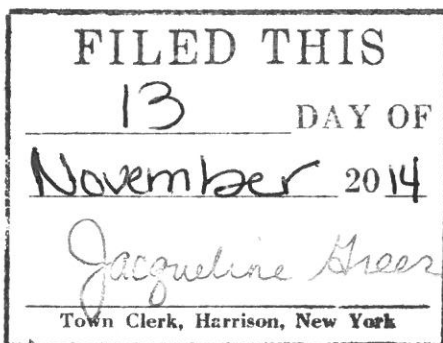
MATTERS FOR EXECUTIVE SESSION

Litigation: 3
Investigation: 1
Personnel: 1
Tax Certiorari: 1

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed to Executive Session at 9:03 PM.

Copies to:

___ Assessor
___ Benefits
___ Bldg
___ Compt'lr
___ Engrng
___ Law
___ Police
___ P. Wrks
___ Purch'g
___ Recr'tn
___ Supvs'r



October 15, 2014

2014 - - 405

AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER OF
WEINRIB, 3073 PURCHASE STREET, BLOCK 672, LOT 1

On motion of Councilman Sciliano, seconded by Supervisor Belmont

it was

RESOLVED to settle the tax certiorari in the matter of Weinrib, 3073 Purchase Street,
Block 672, Lot 1.

Assessment Year	Assessed Value	Reduction	Reduced Assessed Value
2008	\$52,300	\$17,200	\$35,100
2009	\$52,300	\$22,100	\$30,200

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

Adopted by the following vote:

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

NAYS: None

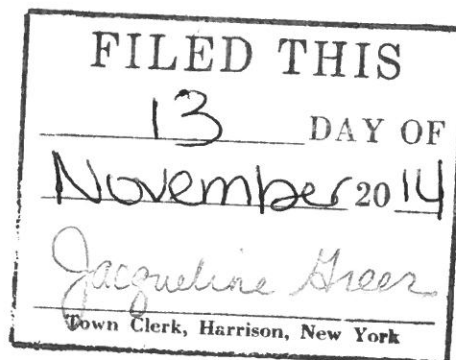
ABSENT: None

On motion duly made and seconded,
with all members voting in favor,
the Meeting was reconvened at 11:00 PM.

There being no further matters to come before the Board,
the Meeting was, on motion duly made and seconded,
declared closed at 11:00 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk



Copies to:

☒ Assessor
☐ Benefits
☐ Bldg
☒ Compt'l.
☐ Engrng
☒ Law
☐ Police
☐ P. Wrks
☐ Purch'g
☐ Recr'tn
☐ Supvs'r