

**TOWN OF MAMARONECK
TOWN BOARD AGENDA
WEDNESDAY, APRIL 6, 2016**

5:00 PM THE TOWN BOARD WILL CONVENE – In Conference Room A to discuss:

1. Update – Electronic Agenda Project- Computer Hardware
2. Residential Site Plan Law
3. Update – Sewer System Evaluation Study
4. Update – Community Choice Aggregation
5. New Business
6. Request for Executive Session for Matters of Employment History and Litigation
7. Proclamation – Teen Brain Health Day

8:00PM CALL TO ORDER – COURTROOM

SUPERVISOR'S SUMMARY REPORT

CITIZEN COMMENTS

PROCLAMATION – Autism Month

- PUBLIC HEARING** – 1. “Amendment to the Restriction on Parking Hillside Road and on a Section of Echo” Law
2. Adjourned from March 16, 2016 – “Site Plan Approval for Residential Development Law of the Town of Mamaroneck” Law
 3. “Amendment to the Restriction of Truck Traffic from Hickory Grove Drive East, Rockland Avenue and a section of Myrtle Boulevard Law by Adding Rocky Road thereto” Law

BOARD OF FIRE COMMISSIONERS

1. Fire Claims
2. Other Fire Department Business

AFFAIRS OF THE TOWN OF MAMARONECK

1. Report of Bids – TA-16-11- Reconstruction of Municipal Curbs, Ramps, Walkways & Other Related Roadway Items
2. Report of Bids – TA-15-02 – Resurfacing of Various Roads in the Town of Mamaroneck
3. Authorization – Right of Way Consulting Services – Weaver Street Sidewalk Project
4. Authorization – IMA Sewer System Evaluation Study
5. Authorization – 2016 Parking Lot Fees
6. Authorization - Transfer of Funds - Computer Equipment

APPROVAL OF MINUTES – March 16, 2016

REPORTS OF THE COUNCIL

TOWN CLERK'S REPORT

NEXT REGULARLY SCHEDULED MEETINGS – April 20, 2016 & May 4, 2016

Any physically handicapped person needing special assistance in order to attend the meeting should call the Town Administrator's office at 381-7810.

WORKSESSION

ITEM 1



Town of Mamaroneck

Town Center

740 West Boston Post Road, Mamaroneck, NY 10543-3353

DEPARTMENT OF INFORMATION TECHNOLOGY

Tel: 914/381-7874

April 1, 2016

Steve Altieri

Town Administrator

RE: Request for Funding of Laptops

The purchase of laptop computers must be made to resolve security issues for the Town Attorney and Court Clerk and to allow Town Board members to better access their documents and relay information. In addition, the Galaxy Tab Pro tablets that the Town Board currently uses will be repurposed for use in the Recreation Department and for training. I am respectfully requesting that the 2016 Capital Budget 1680.400.2016.19 be increased in the amount of \$2205, and the 2016 Capital Budget 1680.400.2016.20 be increased in the amount of \$5060. Documentation is attached. Thank you.

Respectfully,

Rosalind Cimino

Rosalind Cimino

IT Director and Webmaster

AMEND 2016 CAPITAL PROJECT & BUDGET - COMPUTER HARDWARE & SOFTWARE

AB

4/6/2016 TOWN BOARD MEETING

CAPITAL PROJECTS FUND (FUND H):

AMEND BUDGET:				
EXP	H.1680.0400.2016.19	COMPUTER SOFTWARE	\$ 2,205.00	
	H.1680.0400.2016.20	COMPUTER HARDWARE & EQUIPMENT	\$ 5,060.00	
REV	H.0000.5031.2016.19	TRANSFERS FROM GENERAL TOWN FUND	\$ 2,205.00	A
	H.0000.5031.2016.20	TRANSFERS FROM GENERAL TOWN FUND	\$ 5,060.00	A

(CAPITAL PROJECT #2016-19)

(Increase project budget with \$2,205 additional funding to be transferred from General unrestricted fund balance - SEE ATTACHED DETAIL

* Original Capital Project Budget:	\$ 43,800.00		
* Funding source:			
* INTERFUND TRANSFERS		\$ 43,800.00	
* TRANSFER FR GEN TOWN FD - R.O.B. 4/6/16		\$ 2,205.00	A

*** Revised Capital Project Budget as amended on 4/6/16: \$ 46,005.00**

(CAPITAL PROJECT #2016-20)

(Increase project budget with \$5,060 additional funding to be transferred from General unrestricted fund balance - SEE ATTACHED DETAIL

* Original Capital Project Budget:	\$ 87,050.00		
* Funding source:			
* INTERFUND TRANSFERS		\$ 87,050.00	
* TRANSFER FR GEN TOWN FD - R.O.B. 4/6/16		\$ 5,060.00	A

*** Revised Capital Project Budget as amended on 4/6/16: \$ 92,110.00**

GENERAL TOWN FUND (FUND A):

AMEND BUDGET:				
EXP	A.9900.9950	TRANSFER TO CAPITAL PROJECT	\$ 7,265.00	A
REV	A.0000.5995	APPROPRIATED FUND BALANCE	\$ 7,265.00	A

** Increase budget with \$7,265 of approp.fund balance to be transferred to Capital Proj. #2016-19 & 2016-20*

WORKSESSION
ITEM 2



Town of Mamaroneck

County of Westchester

740 West Boston Post Road, Mamaroneck, NY 10543-3353

COUNSEL

TEL: 914/381-7815

FAX: 914/381-7809

wmaker@townofmamaroneck.org

MEMORANDUM

To: Mamaroneck Town Board

cc: Stephen V. Altieri, Town Administrator

From: William Maker, Jr., Attorney for the Town

Subject: Revised residential site plan law

Date: April 1, 2016

I attach a redlined version of an updated proposed local law. It shows as edits not only the matters I added today in paragraph C. (1) of section 178-4, in section 178-18 and in the last section entitled "Effective Date" but the edits that appeared in the last version dated 03/11/16.

If the Town Board considers the draft to be ready for a public hearing, it can set such a hearing.



Local Law No. - 2016

This local law shall be known as the "Site Plan Approval of Residential Development Law of the Town of Mamaroneck" Law.

BE IT ENACTED by the Town Board of the Town of Mamaroneck

Section 1 – Purpose:

This chapter is enacted to ensure that proposed development and use of land will preserve and protect environmental features, have a harmonious relationship with existing or permitted uses of contiguous land and of adjacent neighborhoods, enhance the appearance of the community and make sure that the health, safety, comfort, convenience and general welfare of the public is fully considered.

Section 2 – Adoption of a new chapter of the Code of the Town of Mamaroneck:

The Code of the Town of Mamaroneck hereby is amended by creating a new chapter that provides as follows:

Chapter 178

Site Plan Review of Residential Development

§ 178-1. Title.

This chapter shall be known as the "Site Plan Approval for Residential Development Law of the Town of Mamaroneck" Law.

§ 178-2. Purpose.

This chapter is enacted to ensure that proposed development and use of land will preserve and protect environmental features, have a harmonious relationship with existing or permitted uses of contiguous land and of adjacent neighborhoods, enhance the appearance of the community and make sure that the health, safety, comfort, convenience and general welfare of the public is fully considered.

§ 178-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated below:

FOOTPRINT, BUILDING

The outline of the imaginary line formed by the vertical downward extension of the ends of the roof of a building or structure that is intended to shelter, house or enclose people, animals or property. This definition applies both to one-family and two-family dwellings and to accessory buildings or structures that have a roof.

FOOTPRINT, OTHER IMPROVED SURFACES

The outline of any improved surface that is not a building or a structure that is intended to shelter, house or enclose people, animals or property, such as, but not limited to driveways, patios, walkways, tennis courts and swimming pools.

FOOTPRINT, AREA

The square footage of the area lying within a footprint of a building or structure or the area lying within the footprint of an improved surface that is not a building or a structure.

MAP

A map of (a) the parcel, (b) the properties that abut the parcel, (c) the properties immediately across the street and (d) the streets that the parcel abuts. To determine whether a property is "immediately across the street from the parcel", the lot lines of the parcel shall be projected across the streets on which the parcel abuts. Any property that such extension touches shall be considered a property "immediately across the street from the parcel". If the parcel is a corner lot, the lot that is cater-cornered from the parcel also shall be considered a property that is "immediately across the street from the parcel".

PARCEL

The single lot that is the subject of a site plan application.

PRINCIPAL USE

A one-family or a two-family dwelling.

RESIDENTIAL SITE PLAN

A map prepared to the specifications, and containing the necessary elements required by the Town Code for either the development of a parcel with a one-family or a two-family dwelling and/or an accessory use for a one-family or a two-family dwelling or (b) the regrading a parcel only. The map shall show the arrangement, layout, grading, landscaping and design of the proposal and the other elements required to be shown by this chapter. In this chapter the words "site plan" is synonymous with "residential site plan".

SITE DISTURBANCE, AREA

The square footage of the area of a parcel where construction and/or regrading is proposed.

§ 178-4. Proposed Improvements Subject to this Chapter; Proposed Improvements Exempt from this Chapter.

A. The following improvements shall be subject to this chapter:

- (1) Any construction on a vacant parcel unless exempted by § 178-4 C. (1). A vacant parcel includes an improved parcel whose principal use has been removed.
- (2) Construction on an improved parcel where seventy (70%) percent or more of the square footage of the existing principal use has been or is proposed to be removed.
- (3) Where the area of site disturbance of the parcel when divided by the area of the parcel equals or exceeds for parcels in the:

R-6 zoning district	45%
R-7.5 and R-10 zoning districts	40%
R-20, R-30 and R-50 zoning districts	35%.

B. Notwithstanding § 178-4 A, if within three (3) years after a certificate of occupancy or a certificate of compliance is issued with respect to a parcel for work that did not require site plan approval, an application is made by or on behalf of one or more of the owners ~~same person~~ for a permit to do more work on that parcel, and if the work proposed by that application, when combined with the work for which such certificate had been issued, would have required site plan approval if both projects had been proposed at the same time, the work proposed shall require site plan approval.

C. The following activities shall be exempt to this chapter:

- (1) Construction on a parcel created by a subdivision plat that was approved by the Planning Board on or after November 1, 2013 but before January 1, 2016. This exemption shall not apply to a parcel meeting the description contained in the preceding sentence for construction that is proposed to be done after the initial certificate of occupancy or certificate of compliance for such parcel is issued.
- (2) Repairs to any stormwater management practice or facility deemed necessary by the Stormwater Management Officer.
- (3) Routine landscaping maintenance activity in area that already have been cultivated.

(4) Repair or repaving of existing walls, driveways, patios, walkways, tennis courts and swimming pools, provided the parcel is not regraded in the process.

(5) Emergency activity needed to be done immediately in order to protect life, property or natural resources.

(6) Reconstruction of a principal use that has been destroyed by fire or other casualty provided the reconstructed principal use is located within the same footprint of the destroyed principal use.

§ 178-5. Designation of the Planning Board.

The Town Board grants the Planning Board the authority to review and approve, approve with modifications and/or specific conditions or disapprove site plans and the other powers set forth in § 274-a, Subdivision 1a, of the Town Law of the State of New York.

§ 178-6. Application procedure.

The procedure for site plan approval shall involve a three-stage process: a conference prior to the submission of a site plan application, attendance at meetings of the Planning Board to allow it to consider the site plan application and to advise the applicant of any other information that the applicant must supply in order for the Planning Board to have all of the information it needs in order to make a decision and a public hearing before the Planning Board. The Planning Board may adopt such rules and regulations as it deems necessary to implement this procedure.

§ 178-7. Pre-submission conference.

Prior to submitting a site plan application:

(1) the applicant shall meet in person with the Building Inspector or the Director of Building Code Enforcement and Land Use Administration, the Town Engineer and such other members of the Town staff or outside consultants as the Town staff considers appropriate based upon the nature of the application to discuss the applicant's proposal in order that subsequent steps be undertaken with a clear understanding of the Planning Board's requirements for reviewing the site plan application, and

(2) the applicant must show that any variance or special permit required in order to develop the parcel in accordance with the proposed site plan has been granted or, in the case of a special permit that an application therefor has been submitted. If an application for a required special permit has not been submitted, the applicant must represent that an application therefor will be submitted to the Planning Board when the site plan application is submitted.

§ 178-8. Contents of application; filing.

A. Within six months of the pre-submission conference, 19 copies of the application for site plan approval shall be filed with the Building Inspector or the Director of Building Code Enforcement and Land Use Administration, accompanied by a detailed development plan prepared by a licensed architect or professional engineer, under professional seal, drawn upon a certified survey of the parcel, prepared by a licensed surveyor. The plan shall contain:

(1) A deed recorded in the office of the Westchester County Clerk showing that the applicant is the owner of the parcel. If the applicant is not the owner, the owner shall submit a letter authorizing a representative or a contract vendee to proceed with the application and consenting to the application for site plan approval.

(2) The Map which shall show all of the improvements on the parcel and on the other properties shown on the Map.

(3) The location of any zoning district lines lying within the area shown on the Map.

(4) The length, width, height, location and design of the existing buildings and structures on the parcel that are not designated for demolition or removal. The length and width of the other improved surfaces on the parcel. The area of the footprint of the existing buildings and structures on the parcel. The area of the footprint of the other improved surfaces on the parcel.

(5) The length, width, height location and design of the buildings and structures proposed for the parcel. The length and width of the other improved surfaces proposed for the parcel. The area of the footprint of the buildings and structures proposed for the parcel. The area of the footprint of the other improved surfaces proposed for the parcel.

(6) Any proposed division of any building into units for separate occupancy.

(7) The distances between existing buildings or structures on the parcel and the distances between existing buildings and structures and other improved surfaces on the parcel.

(8) The distances between the buildings or structures that will exist on the parcel after all construction or regrading is completed and the distances between the buildings and structures and other improved surfaces that will exist on the parcel after all construction or regrading is completed.

(9) A topographical map showing (a) both the existing topography and the proposed final grade elevations at intervals of two feet or less and the existing grade on properties that abut the parcel for a distance of ten (10) feet from each of the parcel's lot lines, and (b) detailed information on the methods proposed to be used to retain, stabilize and/or refurbish regraded areas.

(10) The location of all existing watercourses, intermittent streams, wetland areas, rock outcrops, wooded areas and other significant existing features that lie within the perimeter of the Map.

(11) The location of all existing and proposed parking areas and driveways.

(12) The location and description of all existing and proposed site improvements, including but not limited to drainage pipes, drains, culverts, ditches, bridges or other drainage works, retaining walls and medians, dividers, fences, utilities, septic systems, lighting, generators, central air conditioning equipment and mechanical equipment for swimming pools. Drainage information shall be provided under seal, by either a New York State licensed professional engineer or a New York State licensed landscape architect.

(13) The location of all existing and proposed easements.

(14) The location, height, quality and design of all landscaping and buffer areas.

(15) Letters or permits from other agencies having jurisdiction containing comments on the proposed site plan, as well as a certification from the Building Inspector or the Director of Building Code Enforcement and Land Use Administration that the proposed site plan meets all requirements of Chapter 240, Zoning, of the Town Code or, if it fails to meet all such requirements, those variances or special permits that are necessary in order for the applicant to obtain a building permit if a site plan application is approved.

B. If the site plan indicates that the total proposed action will not be constructed at the same time, a supplementary plan shall be submitted simultaneously with the site plan, indicating what portions of the proposed action shall be constructed in the future.

C. No building permit can be issued after the first anniversary of the date that the Planning Board approves a site plan application. If there is no substantial change in the condition of the parcel and/or its environs, the Planning Board, after conducting a public hearing, may authorize the issuance of a building permit after the first anniversary of the date that the Planning Board approved a site plan application but before the second anniversary thereof.

§ 178-9. Referral of applications.

The Secretary of the Planning Board shall forward one copy of the site plan application to the Town Engineer, the Building Inspector, the Director of Building Code Enforcement and Land Use Administration, the Westchester Joint Water Works, and other local, state, county, regional and federal agencies having jurisdiction, as well as to any consultants that the Planning Board, in its discretion, deems necessary or appropriate for a thorough review of the application. The Planning Board may, but is not compelled to, consider the failure of the Westchester Joint Water Works, ~~the Westchester County Planning Board or the State Department of Transportation~~ to submit comments upon the site plan application within forty-five (45) days after such application is forwarded to them to be an indication that such non-responding entity has no objection to the site plan application.

§ 178-10. Public hearing and action by Planning Board.

A. Public hearing

(1) The Planning Board shall conduct a public hearing on a site plan application within sixty-two (62) days after a properly completed site plan application has been received.

(2) In its discretion the Planning Board may waive the public hearing but to do so, the Planning Board must make written findings setting forth the reasons why such waiver will not be deleterious to the public health, safety or general welfare, is appropriate for the particular site plan and is not inconsistent with the purpose of this chapter.

(3) Before the public hearing can be opened, the applicant must demonstrate compliance with the notification procedures contained in Chapter 144.

B. Action by Planning Board

(1) Within sixty-two (62) days from the date that the public hearing is closed or waived, the Planning Board shall approve, disapprove or approve with modifications and/or specific conditions the site plan application.

(2) Planning Board disapproval shall include written findings explaining the grounds for disapproving the site plan application.

(3) An application to amend an approved site plan shall follow the same three-stage process as the original application but need only contain documents and information which directly relate to the amendment under consideration. However, the amendment will be considered in the context of the entire site plan previously approved. The fact that a public hearing was waived upon the original application does not automatically mean that a public hearing on the amendment will be waived. Each application will be judged on its own merits and by its potential impacts.

§ 178-11. Integration of other procedures.

The Planning Board shall, where practical, integrate the site plan review process with the requirements of other applicable local laws, ordinances and requirements.

§ 178-12. Standards for Reviewing Site Plans.

The Planning Board shall consider the following standards in reviewing a site plan application and may modify or add those restrictions or conditions to its approval that it determines to be necessary or prudent when applying these standards to the site plan application.

A. Screening and landscaping. All structures, recreational and parking areas shall be reasonably landscaped and/or screened so as to minimize, to the extent practical, the impact on the peace, comfort or repose of reasonable persons of normal sensitivities residing on the lots shown on the Map. The scale and quality of the landscaping and screening on the parcel shall be harmonious with the character of, and serve to enhance the neighborhood.

B. Environmental quality. All bodies of water, wetlands, steep slopes, hilltops, ridge lines, major stands of trees, outstanding natural topography, significant geological features and other areas of scenic, ecological and historic value shall be preserved insofar as possible. Soil erosion shall be prevented insofar as possible. Flood hazard shall be minimized. Air quality shall be within legal limits. The Planning Board shall require that all potentially ecological disruptive elements of site preparation, such as blasting, diversion of watercourses and the like, be conducted according to the highest standards of professional care.

C. Drainage. There shall be a stormwater pollution prevention plan or surface water and erosion control plan that complies with the requirements of Chapter 95 of the Town Code.

D. Location and dimension of buildings. The location, arrangement, size and design of the buildings and structures shall be comparable to each other and with the parcel as a whole.

E. Impact of the proposal on adjacent land uses. The impact of noise, glare or other features that disrupt the peace, comfort or repose of reasonable persons of normal sensitivities residing on adjacent and neighboring properties shall be minimized to the extent practical both during construction and after construction is complete.

F. Trees. The proposed site plan shall specify the trees exceeding six (6) inches in diameter at a height of four (4) feet above the ground that the applicant proposes to cut down and must demonstrate to the Planning Board's satisfaction why he or she wishes to remove each such tree as it is the Planning Board's duty to minimize the number of trees of the aforementioned caliper that will be removed.

G. Regrading. Regrading shall comply with the conditions set forth in § 95-11 of the Town Code and shall be designed so that the final grade of the parcel does not alter the natural drainage patterns in such a way as to increase or concentrate current runoff from the parcel onto the street or onto the lots that border the parcel.

H. Staging. The Planning Board shall designate the area of the parcel where the materials and the equipment to be used shall be stored during construction and the location of portable sanitary facilities that may be installed during construction. The area so designated shall be the area that in the judgment of the Planning Board, will minimize, to the extent practical, the impact on the peace, comfort or repose of persons residing on adjacent and neighboring properties and will reasonably protect the remainder of the parcel from being disturbed.

§ 178-13. Filing of approved site plan.

A. The applicant shall submit 5 hardcopies, and one digital copy (both in pdf and tiff format) of an approved site plan.

B. If a site plan is approved with modifications and/or specific conditions, the approved site plan shall be revised by the applicant to include all modifications and conditions imposed by the Planning Board.

C. Approved site plans shall be signed and dated by the Town Engineer who shall submit one signed copy of the approved site plan to the Building Inspector or the Director of Building Code Enforcement and Land Use Administration.

§ 178-14. Fees.

Every application for site plan approval shall be accompanied by the fee set forth in § A250-1. Should the Planning Board consider it necessary to hire consultants for technical review and/or on-site inspection, the applicant shall be required to reimburse the Town for such services or pay those consultants directly.

§ 178-15. Waiver of requirements.

If due to the particular character or the limited nature of the development for which site plan is sought, or due to special conditions peculiar to the parcel, or if strict compliance with this chapter will cause extraordinary and unnecessary hardship, the Planning Board may waive or vary the submission of a site plan application or of certain information otherwise required as part of the application. The Planning Board also may waive or vary such submission or requirements if, in its opinion, to do so will be consistent with the goal of promoting the public health, safety, comfort, convenience and general welfare of the public. The findings for granting such waiver or a variance shall be entered into the public record.

§ 178-16. Minor Revisions.

The Town Engineer or the Building Inspector or the Director of Building Code Enforcement and Land Use Development may approve minor revisions to an approved site plan, necessitated by field conditions encountered during the course of construction that could not have been anticipated during the approval process, so long as such revision will not materially change the approved site plan and will not adversely impact the neighboring properties or the environment.

§ 178-17. Approval required for issuance of permits.

A. No building permit shall be issued for the development of a parcel that requires site plan approval until a signed site plan is delivered to the Building Inspector or the Director of Building Code Enforcement and Land Use Administration.

B. No certificate of occupancy or compliance for any structure or use upon or within the parcel shall be issued until all of the required conditions of the site plan approval have been met. The Building Inspector or the Director of Building Code Enforcement and Land Use Development may revoke any such certificate if the parcel ceases to conform to the approved site plan and conditions attached thereto.

§ 178-18. Penalties for offense.

Any violation of this chapter shall constitute a violation and be punishable by a fine not less than two hundred fifty and no/100ths (\$250.00) dollars and not more than five hundred and no/th (\$500.00) dollars for each such violation, except that commencing construction of, or placing any structure on a parcel which requires site plan approval or an amendment to an approved site plan without first obtaining site plan approval shall constitute a violation and be punishable by a fine not less than five hundred and no/th (\$500.00) dollars and not more than ~~to exceed one two thousand five hundred and no/100ths (\$1,02,500.00) dollars.~~

Section 3 – Severability:

Should any provision of this Local Law be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration of unconstitutionality or invalidity shall not affect any other provisions of this Local Law, which may be implemented without the invalid or unconstitutional provisions.

Section 4 – Effective Date:

This Local Law shall become effective upon ~~the later of April 1, 2016 or its filing with the Secretary of State.~~

02/26/16

04/01/16

**WORKSESSION
ITEM 3**



Town of Mamaroneck

Town Center

740 West Boston Post Road, Mamaroneck, NY 10543-3353

OFFICE OF THE TOWN ADMINISTRATOR

TEL: 914/381-7810

FAX: 914/381-7809

townadministrator@townofmamaroneck.org

Memorandum

To: Supervisor and Town Board

**Re: Update- Sewer System Evaluation Study
Authorization- Inter-municipal Agreement**

Date: April 1, 2016

The Town of Mamaroneck, Village of Larchmont, City of New Rochelle and Village of Pelham Manor have formed a Consortium to conduct the Sewer System Evaluation Study (SSES) as required by the inter-municipal agreement with the County of Westchester. Since my last update on this topic the following activities have occurred:

- The Consortium issued a request for proposals for consultants to conduct the SSES.
- The Consortium has retained under its individual consulting engineer agreements Dolph Rotfeld Associates to coordinate the SSES.
- The scope of work of the SSES includes evaluating approximately 900,000 linear feet of sanitary sewer line, inspecting 4,200 manholes and preparing all of the monitoring and inspection reports to determine what repairs will be needed to the sanitary sewer systems in the Consortium communities. The evaluation will also include identifying private and public sources of inflow and infiltration.
- On April 1, three proposals were received from the following consultants:
 - Woodard & Curran in association with D & B Engineering
 - Savin Engineers
 - GHD Engineering
- The proposals ranged in cost of between \$2.1 and \$3.8 million to conduct the SSES. The consortium will be evaluating the proposals with the intent of recommending a contract award in late April. In the case of a consulting agreement, while cost is a critical component of the evaluation we will be looking for applicable experience and proper staffing to insure completion of the project by June of 2017.

Attached is a draft of an inter-municipal agreement between the Consortium communities that identifies the method for the apportionment of cost for the SSES. The apportionment is based upon each community's population. The Town's share would be 11.8%.

At this time there is no action required by the Town Board on the award of a consultant contract. I am however requesting action on the inter-municipal agreement.



ACTION REQUESTED: THAT THE TOWN BOARD AUTHORIZE THE INTERMUNICIPAL AGREEMENT BETWEEN THE TOWN OF MAMARONECK, CITY OF NEW ROCHELLE, VILLAGE OF PELHAM MANOR AND VILLAGE OF LARCHMONT FOR THE APPORTIONMENT OF COST OF THE SSES AND THAT THE TOWN ADMINISTRATOR BE AUTHORIZED TO EXECUTE THE AGREEMENT ON BEHALF OF THE TOWN.



**Stephen V. Altieri
Town Administrator**

INTERMUNICIPAL AGREEMENT
RELATIVE TO SANITARY SEWER SYSTEM EVALUATION STUDY

An Intermunicipal Agreement (“IMA” or “Agreement”), dated this ____ day of April, 2016 by and among the City of New Rochelle with offices at 515 North Avenue, New Rochelle, New York 10801; Town of Mamaroneck with offices at 740 West Boston Post Road, Mamaroneck, New York 10543; Village of Pelham Manor, 4 Penfield Place, Pelham Manor, New York 10803; Village of Larchmont, 120 Larchmont Avenue, New York 10538, all municipal subdivisions of the State of New York situated in the County of Westchester.

WITNESSETH:

WHEREAS, the above identified four municipal entities (hereinafter, Municipal Consortium or MC) acknowledge that pursuant to General Municipal Law §119-o, they are authorized to enter into cooperative agreements for a common goal or purpose; and

WHEREAS, each member of the MC owns and operates sanitary sewer systems, which are tributary to the Westchester County Trunk Sewer System, owned and operated by the County of Westchester (“County”); and

WHEREAS, the County asserts that on occasion, there exist excessive inflows and infiltration (I/I) of ground water into the municipal sanitary sewer systems and ultimately into the County trunk system; and

WHEREAS, the County and MC have entered into an agreement to conduct a sewer system evaluation study (“SSES”) to determine any sources of I/I into the MC’s sanitary sewer system; and

WHEREAS, a Request for Proposals to perform the work associated with the SSES was issued on February 29, 2016 with responses to be returned no later than April 1, 2016 (attached hereto as Exhibit “A”); and

WHEREAS, MC has retained Dolph Rotfeld Engineering, P.C. to serve as its representative for the evaluation of bidders and coordination of the activities of the successful consultants; and

WHEREAS, the MC members recognize the economies to be realized by banning together and collaboratively studying the sanitary sewer system of these neighboring communities, which are tributary to the County’s trunk sewer system within the County New Rochelle Sanitary Sewer District;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants hereinafter expressed, it is agreed by and between the parties as follows:

1. All members of the MC will work together cooperatively to review the proposals and select a consultant for the SSES; and
2. All costs associated with the SSES including, without limitation, consultant fees charged by the selected consultant and Dolph Rothfeld Engineering, P.C., shall be shared among the members of the MC, the respective shares will be based upon population. The shares and the populations on which they are based are as follows: Village of Larchmont, population 6,549, 6.7%; Town of Mamaroneck, population 11,501, 11.8%; City of New Rochelle, population 73,723, 75.8% and Village of Pelham Manor, population 5,447, 5.7%. Notwithstanding the foregoing, any costs associated with televising and cleaning sewer lines shall be allocated among the Village of Larchmont, the City of New Rochelle and the Town of Mamaroneck.

CITY OF NEW ROCHELLE

VILLAGE OF LARCHMONT

By: _____

By: _____

TOWN OF MAMARONECK

VILLAGE OF PELHAM MANOR

By: _____

By: _____

WORKSESSION
ITEM 4



March 28, 2016

Dear Residents and Small Business Owners,

Welcome to the Westchester Community Choice Aggregation Program, or **Westchester Power** – a new local option for electricity! Over the past several months, your municipality has been working to create a new energy program that will provide residents and small businesses an opportunity to fix electricity costs and save money on electric bills. The program may also accelerate the development of local renewable generation and reduce greenhouse gas emissions in Westchester County. This program has been officially approved by your municipality.

If you are happy receiving less expensive* electricity from ConEdison Solutions, then you don't need to do a thing. In fact, you can toss this letter into the recycling bin and **start saving.**

Because your municipality is enrolled in the Westchester Power program, the price you pay for **electricity is about to go down.**

Participation is easy. All eligible residential and small commercial electricity customers in your municipality will be **AUTOMATICALLY** enrolled in the program. Your electricity will continue to be delivered by your utility, Consolidated Edison Company of New York (Con Edison), the same as now. You'll be billed in exactly the same way, but your power will now be supplied by a supplier called ConEdison Solutions. You will continue to call your local utility, Con Edison if your power goes out and their service level to you will not change in any way.

Beginning with the bill you receive for your May-June service period, ConEdison Solutions will be reflected as your supplier on your utility bill. If you are happy receiving less expensive* electricity from ConEdison Solutions, then you don't need to do a thing. In fact, you can toss this letter into the recycling bin and start saving.

The Westchester Power program benefits you with:

PRICE STABILITY – Sustainable Westchester has negotiated an electricity supply price that is fixed and will not fluctuate on a monthly basis, the way supply charges from Con Edison fluctuate.

CHOICE - The program gives you two alternatives to the utility's electricity supply: the default supply option backed by 100% renewable sources as well as a lower priced basic supply option with no additional renewable sources added. Unless you actively choose the basic supply option with no additional renewable sources, you will be automatically enrolled in the supply option backed by 100% renewable sources.

Rate Comparison	Trailing 12 month price from Consolidated Edison Company of New York**	100% Renewable Energy Supply (Green Option)	Basic Supply Option
Residential (EL1)	\$0.0809	\$0.0768	\$0.0738
Small Commercial (EL2)	\$0.0968	\$0.0965	\$0.0961
**Weighted average supply price for 12 months ending Feb 2016 for customer taking supply from Con Edison Company of New York			

*Savings Comparison is made to the average rate a customer would have paid for supply if they took service from Con Edison for the 12 months ending February 2016. Con Edison's future supply rate is variable and may increase or decrease from month to month.

DON'T WANT TO PARTICIPATE?

There is no penalty or fee to opt out of the program, and you may do so at any time by any of the following methods:

Desired Action	Required Action
Opt out of Westchester Power Program before it starts	Return opt out post card within 20 days of receiving it OR Go to www.westchesterpower.org , click the "OPT OUT" bar and fill out the form, or fill out and return the pre-paid postcard included with this letter. OR Call ConEdison Solutions at 1-888-437-1722
Choose the option with no additional renewable content	Go to www.westchesterpower.org , click on the "OPT Down" bar and fill out the form.
Enroll in Westchester Power Program	No Action Required. You will be automatically enrolled on your May 2016 meter read date and see your new rate reflected on your bill for May-June period.
De-enroll from Westchester Power Program after it has started	Call ConEdison Solutions at 1-888-437-1722 and ask to be de-enrolled. There are no cancellation fees or penalties.

IF YOU HAVE AN EXISTING SUPPLY CONTRACT - If you have already established a contract with a different electricity supplier, but you received this letter, you should opt out of the program.

For more information, visit www.westchesterpower.org, or call **(855) 4-WCPOWER (492-7693)**.

Sincerely,

Sustainable Westchester

Below is a listing of all the Municipalities that are part of the Sustainable Westchester Program!

- | | | |
|-----------------------------|-------------------------------------|---------------------------------|
| <i>New Rochelle</i> | <i>White Plains</i> | <i>Town of Bedford</i> |
| <i>Town of Greenburgh</i> | <i>Town of Mamaroneck</i> | <i>Town of New Castle</i> |
| <i>Town of Ossining</i> | <i>Village of Hasting-on-Hudson</i> | <i>Village of Irvington</i> |
| <i>Village of Larchmont</i> | <i>Village of Mamaroneck</i> | <i>Village of Mount Kisco</i> |
| <i>Village of Ossining</i> | <i>Village of Pelham</i> | <i>Village of Pleasantville</i> |
| <i>Village of Rye Brook</i> | <i>Village of Tarrytown</i> | <i>Town of Lewisboro</i> |
| <i>Town of Somers</i> | <i>Town of North Salem</i> | |

WORKSESSION
ITEM 5

NO ATTACHMENT

WORKSESSION
ITEM 6

**ATTACHMENT NOT
AVAILABLE**

WORKSESSION
ITEM 7

Healthy Teen Brain Day

Draft Wording for Proclamation

Whereas: Our youth are our greatest joy and our hope for the future so it is necessary for us to support them in making safe and healthy decisions, while creating a supportive environment that safeguards their future, and;

Whereas: Many of our youth are making very healthy and safe decisions to remain marijuana-free and providing leadership in their schools and communities to help other youth remain marijuana-free, and:

Whereas: There is strong objective evidence that marijuana is harmful to the adolescent brain, with the potential to cause distorted perceptions, difficulty with thinking and problem solving, disrupted learning and memory, and impaired reaction time, attention span, judgment, balance and coordination*, and:

Whereas: It is with special pleasure that I join with the youth and adult leaders of [name of coalition] in celebrating the first “Healthy Teen Brain Day” to applaud and support our youth who are making healthy decisions, and;

Whereas: On behalf of the citizens of [this municipality], I am pleased and proud to join all associated with the inception of Healthy Teen Brain Day and urge all citizens to acknowledge this very important day.

NOW, THEREFORE, I [NAME OF PERSON SIGNING], [NAME OF MUNICIPALITY] , Proclaim Wednesday, April 20, 2016 to be Healthy Teen Brain Day in Westchester County and proudly join my fellow residents in marking this very special occasion.

**American College of Pediatricians – September 2015*

PROCLAMATION

NO ATTACHMENT

PUBLIC HEARING

#1

NOTICE OF PUBLIC HEARING

LEGAL NOTICE IS HEREBY GIVEN that pursuant to Section 130 of the Town Law of the State of New York, and pursuant to a resolution of the Mamaroneck Town Board adopted on March 28, 2016, a Public Hearing will be held on Wednesday, April 6, 2016 at 8:00 PM or as soon thereafter as is possible at the Town Center, 740 W. Boston Post Road, Mamaroneck, New York to consider: "Amendment to the Restriction on Parking on Hillside Road and on a Section of Echo Lane" Law".

Section 1 – Purpose

On March 2, 2016, the Town Board, passed Local Law No. 3-2016 which restricted parking on sections of Hillside Road and Echo Lane. The Town Board intended the time restrictions to be consistent with parking restrictions on neighboring streets, and also to clarify the location of the parking restriction correctly on Echo. This amendment corrects those oversights.

The full text of this Amendment is stated below and can also be examined and copies obtained at the Town Clerk's office during regular hours, Mon-Fri, 8:30 AM to 4:30 PM, In June, July and August until 4:00 PM at 740 W. Boston Post Road Mamaroneck, NY

PLEASE TAKE FURTHER NOTICE that at the Public Hearing all persons interested will be given an opportunity to be heard and that all persons are invited to submit written comments at or prior thereto.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF MAMARONECK

CHRISTINA BATTALIA
TOWN CLERK

Published: April 2, 2016

Local Law No. - 2016

This local law shall be known as the “Amendment to the Restriction on Parking on Hillside Road and on a Section of Echo Lane” Law.

BE IT ENACTED by the Town Board of the Town of Mamaroneck

Section 1 – Purpose:

On March 2, 2016, the Town Board, passed Local Law No. 3-2016 which restricted parking on sections of Hillside Road and Echo Lane. The Town Board intended the time restrictions to be consistent with parking restrictions on neighboring streets but LL No.3-2016 was not consistent. The Town Board also wants to clarify the location of the parking restriction on Echo Lane. This amendment does both things.

Section 2 – Regulation of Parking on Hillside Road:

No motor vehicle shall be parked on the north side of Hillside Road between the hours of 10:00 AM and 11:00 AM (prevailing time) on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays of each week. This law shall not apply on holidays.

No motor vehicle shall be parked on the south side of Hillside Road between the hours of 2:00 PM and 3:00 PM (prevailing time) on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays of each week. This law shall not apply on holidays.

Section 3 – Regulation of Parking on a section of Echo Lane:

No motor vehicle shall be parked on that section of the east side of Echo Lane which lies between Echo Lane’s intersections with Murray Avenue and Lookout Circle between the hours of 10:00 AM and 11:00 AM (prevailing time) on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays of each week. This law shall not apply on holidays.

No motor vehicle shall be parked on that section of the west side of Echo Lane which lies between Echo Lane’s intersections with Murray Avenue and Lookout Circle between the hours of 2:00 PM and 3:00 PM (prevailing time) on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays of each week. This law shall not apply on holidays.

Section 4 – Sign(s) to be Erected and Painting to be Done:

An appropriate sign or signs shall be erected on and/or above, and/or striping shall be painted on the surfaces of Hillside Road and Echo Lane indicating where and when parking is prohibited by this law.

Section 5 – Severability:

Should any provision of this Local Law be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration of unconstitutionality or invalidity shall not affect any other provisions of this Local Law, which may be implemented without the invalid or unconstitutional provisions.

Section 5 – Effective Date:

This Local Law shall become effective upon filing with the Secretary of State.

PH 04-06-2016

PUBLIC HEARING

#2

**NOTICE OF PUBLIC HEARING
ADJOURNED to APRIL 6, 2016**

LEGAL NOTICE IS HEREBY GIVEN that pursuant to Section 130 of the Town Law of the State of New York, and pursuant to a resolution of the Mamaroneck Town Board adopted on March 16, 2016 THE Public Hearing has been adjourned until Wednesday, April 6, 2016 at 8:00 PM or as soon thereafter as is possible at the Town Center, 740 W. Boston Post Road, Mamaroneck, New York to consider: "Site Plan Approval for Residential Development Law of the Town of Mamaroneck" Law.

Section 1 – Purpose.

This chapter is enacted to ensure that proposed development and use of land will preserve and protect environmental features, have a harmonious relationship with existing or permitted uses of contiguous land and of adjacent neighborhoods, enhance the appearance of the community and make sure that the health, safety, comfort, convenience and general welfare of the public is fully considered.

The full text of this Amendment is stated below and can also be examined and copies obtained at the Town Clerk's office during regular hours, Mon-Fri, 8:30 AM to 4:30 PM, In June, July and August until 4:00 PM at 740 W. Boston Post Road Mamaroneck, NY

PLEASE TAKE FURTHER NOTICE that at the Public Hearing all persons interested will be given an opportunity to be heard and that all persons are invited to submit written comments at or prior thereto.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF MAMARONECK

CHRISTINA BATTALIA
TOWN CLERK

Published: March 23, 2016

Local Law No. - 2016

This local law shall be known as the "Site Plan Approval of Residential Development Law of the Town of Mamaroneck" Law.

BE IT ENACTED by the Town Board of the Town of Mamaroneck

Section 1 – Purpose:

This chapter is enacted to ensure that proposed development and use of land will preserve and protect environmental features, have a harmonious relationship with existing or permitted uses of contiguous land and of adjacent neighborhoods, enhance the appearance of the community and make sure that the health, safety, comfort, convenience and general welfare of the public is fully considered.

Section 2 – Adoption of a new chapter of the Code of the Town of Mamaroneck:

The Code of the Town of Mamaroneck hereby is amended by creating a new chapter that provides as follows:

Chapter 178

Site Plan Review of Residential Development

§ 178-1. Title.

This chapter shall be known as the "Site Plan Approval for Residential Development Law of the Town of Mamaroneck" Law.

§ 178-2. Purpose.

This chapter is enacted to ensure that proposed development and use of land will preserve and protect environmental features, have a harmonious relationship with existing or permitted uses of contiguous land and of adjacent neighborhoods, enhance the appearance of the community and make sure that the health, safety, comfort, convenience and general welfare of the public is fully considered.

§ 178-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated below:

FOOTPRINT, BUILDING

The outline of the imaginary line formed by the vertical downward extension of the ends of the roof of a building or structure that is intended to shelter, house or enclose people, animals or property. This definition applies both to one-family and two-family dwellings and to accessory buildings or structures that have a roof.

FOOTPRINT, OTHER IMPROVED SURFACES

The outline of any improved surface that is not a building or a structure that is intended to shelter, house or enclose people, animals or property, such as, but not limited to driveways, patios, walkways, tennis courts and swimming pools.

FOOTPRINT, AREA

The square footage of the area lying within a footprint of a building or structure or the area lying within the footprint of an improved surface that is not a building or a structure.

MAP

A map of (a) the parcel, (b) the properties that abut the parcel, (c) the properties immediately across the street and (d) the streets that the parcel abuts. To determine whether a property is "immediately across the street from the parcel", the lot lines of the parcel shall be projected across the streets on which the parcel abuts. Any property that such extension touches shall be considered a property "immediately across the street from the parcel". If the parcel is a corner lot, the lot that is cater-cornered from the parcel also shall be considered a property that is "immediately across the street from the parcel".

PARCEL

The single lot that is the subject of a site plan application.

PRINCIPAL USE

A one-family or a two-family dwelling.

RESIDENTIAL SITE PLAN

A map prepared to the specifications, and containing the necessary elements required by the Town Code for either the development of a parcel with a one-family or a two-family dwelling and/or an accessory use for a one-family or a two-family dwelling or (b) the regrading a parcel only. The map shall show the arrangement, layout, grading, landscaping and design of the proposal and the other elements required to be shown by this chapter. In this chapter the words "site plan" is synonymous with "residential site plan".

SITE DISTURBANCE, AREA

The square footage of the area of a parcel where construction and/or regrading is proposed.

§ 178-4. Proposed Improvements Subject to this Chapter; Proposed Improvements Exempt from this Chapter.

A. The following improvements shall be subject to this chapter:

- (1) Any construction on a vacant parcel unless exempted by § 178-4 C. (1). A vacant parcel includes an improved parcel whose principal use has been removed.
- (2) Construction on an improved parcel where seventy (70%) percent or more of the square footage of the existing principal use has been or is proposed to be removed.
- (3) Where the area of site disturbance of the parcel when divided by the area of the parcel equals or exceeds for parcels in the:

R-6 zoning district	45%
R-7.5 and R-10 zoning districts	40%
R-20, R-30 and R-50 zoning districts	35%.

B. Notwithstanding § 178-4 A, if within three (3) years after a certificate of occupancy or a certificate of compliance is issued with respect to a parcel for work that did not require site plan approval, an application is made by or on behalf of one or more of the owners same person for a permit to do more work on that parcel, and if the work proposed by that application, when combined with the work for which such certificate had been issued, would have required site plan approval if both projects had been proposed at the same time, the work proposed shall require site plan approval.

C. The following activities shall be exempt to this chapter:

- (1) Construction on a parcel created by a subdivision plat that was approved by the Planning Board on or after November 1, 2013 but before January 1, 2016. This exemption shall not apply to a parcel meeting the description contained in the preceding sentence for construction that is proposed to be done after the initial certificate of occupancy or certificate of compliance for such parcel is issued.
- (2) Repairs to any stormwater management practice or facility deemed necessary by the Stormwater Management Officer.
- (3) Routine landscaping maintenance activity in area that already have been cultivated.

(4) Repair or repaving of existing walls, driveways, patios, walkways, tennis courts and swimming pools, provided the parcel is not regraded in the process.

(5) Emergency activity needed to be done immediately in order to protect life, property or natural resources.

(6) Reconstruction of a principal use that has been destroyed by fire or other casualty provided the reconstructed principal use is located within the same footprint of the destroyed principal use.

§ 178-5. Designation of the Planning Board.

The Town Board grants the Planning Board the authority to review and approve, approve with modifications and/or specific conditions or disapprove site plans and the other powers set forth in § 274-a, Subdivision 1a, of the Town Law of the State of New York.

§ 178-6. Application procedure.

The procedure for site plan approval shall involve a three-stage process: a conference prior to the submission of a site plan application, attendance at meetings of the Planning Board to allow it to consider the site plan application and to advise the applicant of any other information that the applicant must supply in order for the Planning Board to have all of the information it needs in order to make a decision and a public hearing before the Planning Board. The Planning Board may adopt such rules and regulations as it deems necessary to implement this procedure.

§ 178-7. Pre-submission conference.

Prior to submitting a site plan application:

(1) the applicant shall meet in person with the Building Inspector or the Director of Building Code Enforcement and Land Use Administration, the Town Engineer and such other members of the Town staff or outside consultants as the Town staff considers appropriate based upon the nature of the application to discuss the applicant's proposal in order that subsequent steps be undertaken with a clear understanding of the Planning Board's requirements for reviewing the site plan application, and

(2) the applicant must show that any variance or special permit required in order to develop the parcel in accordance with the proposed site plan has been granted or, in the case of a special permit that an application therefor has been submitted. If an application for a required special permit has not been submitted, the applicant must represent that an application therefor will be submitted to the Planning Board when the site plan application is submitted.

§ 178-8. Contents of application; filing.

A. Within six months of the pre-submission conference, 19 copies of the application for site plan approval shall be filed with the Building Inspector or the Director of Building Code Enforcement and Land Use Administration, accompanied by a detailed development plan prepared by a licensed architect or professional engineer, under professional seal, drawn upon a certified survey of the parcel, prepared by a licensed surveyor. The plan shall contain:

(1) A deed recorded in the office of the Westchester County Clerk showing that the applicant is the owner of the parcel. If the applicant is not the owner, the owner shall submit a letter authorizing a representative or a contract vendee to proceed with the application and consenting to the application for site plan approval.

(2) The Map which shall show all of the improvements on the parcel and on the other properties shown on the Map.

(3) The location of any zoning district lines lying within the area shown on the Map.

(4) The length, width, height, location and design of the existing buildings and structures on the parcel that are not designated for demolition or removal. The length and width of the other improved surfaces on the parcel. The area of the footprint of the existing buildings and structures on the parcel. The area of the footprint of the other improved surfaces on the parcel.

(5) The length, width, height location and design of the buildings and structures proposed for the parcel. The length and width of the other improved surfaces proposed for the parcel. The area of the footprint of the buildings and structures proposed for the parcel. The area of the footprint of the other improved surfaces proposed for the parcel.

(6) Any proposed division of any building into units for separate occupancy.

(7) The distances between existing buildings or structures on the parcel and the distances between existing buildings and structures and other improved surfaces on the parcel.

(8) The distances between the buildings or structures that will exist on the parcel after all construction or regrading is completed and the distances between the buildings and structures and other improved surfaces that will exist on the parcel after all construction or regrading is completed.

(9) A topographical map showing (a) both the existing topography and the proposed final grade elevations at intervals of two feet or less and the existing grade on properties that abut the parcel for a distance of ten (10) feet from each of the parcel's lot lines, and (b) detailed information on the methods proposed to be used to retain, stabilize and/or refurbish regraded areas.

(10) The location of all existing watercourses, intermittent streams, wetland areas, rock outcrops, wooded areas and other significant existing features that lie within the perimeter of the Map.

(11) The location of all existing and proposed parking areas and driveways.

(12) The location and description of all existing and proposed site improvements, including but not limited to drainage pipes, drains, culverts, ditches, bridges or other drainage works, retaining walls and medians, dividers, fences, utilities, septic systems, lighting, generators, central air conditioning equipment and mechanical equipment for swimming pools. Drainage information shall be provided under seal, by either a New York State licensed professional engineer or a New York State licensed landscape architect.

(13) The location of all existing and proposed easements.

(14) The location, height, quality and design of all landscaping and buffer areas.

(15) Letters or permits from other agencies having jurisdiction containing comments on the proposed site plan, as well as a certification from the Building Inspector or the Director of Building Code Enforcement and Land Use Administration that the proposed site plan meets all requirements of Chapter 240, Zoning, of the Town Code or, if it fails to meet all such requirements, those variances or special permits that are necessary in order for the applicant to obtain a building permit if a site plan application is approved.

B. If the site plan indicates that the total proposed action will not be constructed at the same time, a supplementary plan shall be submitted simultaneously with the site plan, indicating what portions of the proposed action shall be constructed in the future.

C. No building permit can be issued after the first anniversary of the date that the Planning Board approves a site plan application. If there is no substantial change in the condition of the parcel and/or its environs, the Planning Board, after conducting a public hearing, may authorize the issuance of a building permit after the first anniversary of the date that the Planning Board approved a site plan application but before the second anniversary thereof.

§ 178-9. Referral of applications.

The Secretary of the Planning Board shall forward one copy of the site plan application to the Town Engineer, the Building Inspector, the Director of Building Code Enforcement and Land Use Administration, the Westchester Joint Water Works, and other local, state, county, regional and federal agencies having jurisdiction, as well as to any consultants that the Planning Board, in its discretion, deems necessary or appropriate for a thorough review of the application. The Planning Board may, but is not compelled to, consider the failure of the Westchester Joint Water Works, ~~the Westchester County Planning Board or the State Department of Transportation~~ to submit comments upon the site plan application within forty-five (45) days after such application is forwarded to them to be an indication that such non-responding entity has no objection to the site plan application.

§ 178-10. Public hearing and action by Planning Board.

A. Public hearing

(1) The Planning Board shall conduct a public hearing on a site plan application within sixty-two (62) days after a properly completed site plan application has been received.

(2) In its discretion the Planning Board may waive the public hearing but to do so, the Planning Board must make written findings setting forth the reasons why such waiver will not be deleterious to the public health, safety or general welfare, is appropriate for the particular site plan and is not inconsistent with the purpose of this chapter.

(3) Before the public hearing can be opened, the applicant must demonstrate compliance with the notification procedures contained in Chapter 144.

B. Action by Planning Board

(1) Within sixty-two (62) days from the date that the public hearing is closed or waived, the Planning Board shall approve, disapprove or approve with modifications and/or specific conditions the site plan application.

(2) Planning Board disapproval shall include written findings explaining the grounds for disapproving the site plan application.

(3) An application to amend an approved site plan shall follow the same three-stage process as the original application but need only contain documents and information which directly relate to the amendment under consideration. However, the amendment will be considered in the context of the entire site plan previously approved. The fact that a public hearing was waived upon the original application does not automatically mean that a public hearing on the amendment will be waived. Each application will be judged on its own merits and by its potential impacts.

§ 178-11. Integration of other procedures.

The Planning Board shall, where practical, integrate the site plan review process with the requirements of other applicable local laws, ordinances and requirements.

§ 178-12. Standards for Reviewing Site Plans.

The Planning Board shall consider the following standards in reviewing a site plan application and may modify or add those restrictions or conditions to its approval that it determines to be necessary or prudent when applying these standards to the site plan application.

A. Screening and landscaping. All structures, recreational and parking areas shall be reasonably landscaped and/or screened so as to minimize, to the extent practical, the impact on the peace, comfort or repose of reasonable persons of normal sensitivities residing on the lots shown on the Map. The scale and quality of the landscaping and screening on the parcel shall be harmonious with the character of, and serve to enhance the neighborhood.

B. Environmental quality. All bodies of water, wetlands, steep slopes, hilltops, ridge lines, major stands of trees, outstanding natural topography, significant geological features and other areas of scenic, ecological and historic value shall be preserved insofar as possible. Soil erosion shall be prevented insofar as possible. Flood hazard shall be minimized. Air quality shall be within legal limits. The Planning Board shall require that all potentially ecological disruptive elements of site preparation, such as blasting, diversion of watercourses and the like, be conducted according to the highest standards of professional care.

C. Drainage. There shall be a stormwater pollution prevention plan or surface water and erosion control plan that complies with the requirements of Chapter 95 of the Town Code.

D. Location and dimension of buildings. The location, arrangement, size and design of the buildings and structures shall be comparable to each other and with the parcel as a whole.

E. Impact of the proposal on adjacent land uses. The impact of noise, glare or other features that disrupt the peace, comfort or repose of reasonable persons of normal sensitivities residing on adjacent and neighboring properties shall be minimized to the extent practical both during construction and after construction is complete.

F. Trees. The proposed site plan shall specify the trees exceeding six (6) inches in diameter at a height of four (4) feet above the ground that the applicant proposes to cut down and must demonstrate to the Planning Board's satisfaction why he or she wishes to remove each such tree as it is the Planning Board's duty to minimize the number of trees of the aforementioned caliper that will be removed.

G. Regrading. Regrading shall comply with the conditions set forth in § 95-11 of the Town Code and shall be designed so that the final grade of the parcel does not alter the natural drainage patterns in such a way as to increase or concentrate current runoff from the parcel onto the street or onto the lots that border the parcel.

H. Staging. The Planning Board shall designate the area of the parcel where the materials and the equipment to be used shall be stored during construction and the location of portable sanitary facilities that may be installed during construction. The area so designated shall be the area that in the judgment of the Planning Board, will minimize, to the extent practical, the impact on the peace, comfort or repose of persons residing on adjacent and neighboring properties and will reasonably protect the remainder of the parcel from being disturbed.

§ 178-13. Filing of approved site plan.

A. The applicant shall submit 5 hardcopies, and one digital copy (both in pdf and tiff format) of an approved site plan.

B. If a site plan is approved with modifications and/or specific conditions, the approved site plan shall be revised by the applicant to include all modifications and conditions imposed by the Planning Board.

C. Approved site plans shall be signed and dated by the Town Engineer who shall submit one signed copy of the approved site plan to the Building Inspector or the Director of Building Code Enforcement and Land Use Administration.

§ 178-14. Fees.

Every application for site plan approval shall be accompanied by the fee set forth in § A250-1. Should the Planning Board consider it necessary to hire consultants for technical review and/or on-site inspection, the applicant shall be required to reimburse the Town for such services or pay those consultants directly.

§ 178-15. Waiver of requirements.

If due to the particular character or the limited nature of the development for which site plan is sought, or due to special conditions peculiar to the parcel, or if strict compliance with this chapter will cause extraordinary and unnecessary hardship, the Planning Board may waive or vary the submission of a site plan application or of certain information otherwise required as part of the application. The Planning Board also may waive or vary such submission or requirements if, in its opinion, to do so will be consistent with the goal of promoting the public health, safety, comfort, convenience and general welfare of the public. The findings for granting such waiver or a variance shall be entered into the public record.

§ 178-16. Minor Revisions.

The Town Engineer or the Building Inspector or the Director of Building Code Enforcement and Land Use Development may approve minor revisions to an approved site plan, necessitated by field conditions encountered during the course of construction that could not have been anticipated during the approval process, so long as such revision will not materially change the approved site plan and will not adversely impact the neighboring properties or the environment.

§ 178-17. Approval required for issuance of permits.

A. No building permit shall be issued for the development of a parcel that requires site plan approval until a signed site plan is delivered to the Building Inspector or the Director of Building Code Enforcement and Land Use Administration.

B. No certificate of occupancy or compliance for any structure or use upon or within the parcel shall be issued until all of the required conditions of the site plan approval have been met. The Building Inspector or the Director of Building Code Enforcement and Land Use Development may revoke any such certificate if the parcel ceases to conform to the approved site plan and conditions attached thereto.

§ 178-18. Penalties for offense.

Any violation of this chapter shall constitute a violation and be punishable by a fine not less than two hundred fifty and no/100ths (\$250.00) dollars and not more than five hundred and no/th (\$500.00) dollars for each such violation, except that commencing construction of, or placing any structure on a parcel which requires site plan approval or an amendment to an approved site plan without first obtaining site plan approval shall constitute a violation and be punishable by a fine not less than five hundred and no/th (\$500.00) dollars and not more than ~~to exceed one two thousand~~ five hundred and no/100ths (\$1,02,500.00) dollars.

Section 3 – Severability:

Should any provision of this Local Law be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration of unconstitutionality or invalidity shall not affect any other provisions of this Local Law, which may be implemented without the invalid or unconstitutional provisions.

Section 4 – Effective Date:

This Local Law shall become effective upon ~~the later of April 1, 2016 or its filing with the Secretary of State.~~

02/26/16

04/01/16

PUBLIC HEARING

#3

NOTICE OF PUBLIC HEARING

LEGAL NOTICE IS HEREBY GIVEN that pursuant to Section 130 of the Town Law of the State of New York, and pursuant to a resolution of the Mamaroneck Town Board adopted on March 16, 2016 a Public Hearing will be held on Wednesday, April 6, 2016 at 8:00 PM or as soon thereafter as is possible at the Town Center, 740 W. Boston Post Road, Mamaroneck, New York to consider: "Amendment to the Restriction of Truck Traffic from Hickory Grove Drive East, Rockland Avenue and a section of Myrtle Boulevard Law by Adding Rocky Road thereto" Law.

Section 1 – Purpose.

On March 2, 2016, the Town Board, acting pursuant to the authority given to it by section 1660 (a) (17) of the New York Vehicle and Traffic Law, passed Local Law No.2-2016 which banned heavy trucks from traveling on Hickory Grove Drive East, Rockland Avenue and the section of Myrtle Boulevard described below because these streets are in proximity to the Fenimore Road exit from Interstate Route 95 and the industrial district of the Village of Mamaroneck, resulting in major truck traffic on these streets as truck drivers either seek major thoroughfares such as Weaver Street, or to return to the entrance to Interstate Route 95. The Town Board neglected inadvertently to include Rocky Road as one of the streets from which large trucks should be banned. It also assumed but did not include in the local law an exemption for heavy motor vehicles owned or operated by governmental or public utilities. This amendment corrects those oversights.

The full text of this Amendment is stated below and can also be examined and copies obtained at the Town Clerk's office during regular hours, Mon-Fri, 8:30 AM to 4:30 PM, In June, July and August until 4:00 PM at 740 W. Boston Post Road Mamaroneck, NY

PLEASE TAKE FURTHER NOTICE that at the Public Hearing all persons interested will be given an opportunity to be heard and that all persons are invited to submit written comments at or prior thereto.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF MAMARONECK

CHRISTINA BATTALIA
TOWN CLERK

Published: March 23, 2016

Local Law No. - 2016

This local law shall be known as the "Amendment to the Restriction of Truck Traffic from Hickory Grove Drive East, Rockland Avenue and a section of Myrtle Boulevard Law by Adding Rocky Road thereto" Law.

BE IT ENACTED by the Town Board of the Town of Mamaroneck

Section 1 – Purpose:

On March 2, 2016, the Town Board, acting pursuant to the authority given to it by section 1660 (a) (17) of the New York Vehicle and Traffic Law, passed Local Law No. 2-2016 which banned heavy trucks from traveling on Hickory Grove Drive East, Rockland Avenue and the section of Myrtle Boulevard described below because these streets are in proximity to the Fenimore Road exit from Interstate Route 95 and the industrial district of the Village of Mamaroneck, resulting in major truck traffic on these streets as truck drivers either seek major thoroughfares such as Weaver Street, or to return to the entrance to Interstate Route 95. The Town Board neglected inadvertently to include Rocky Road as one of the streets from which large trucks should be banned. In also assumed but did not include in the local law an exemption for heavy motor vehicles owned or operated by governmental or public utilities. This amendment corrects those oversights.

Section 2 – Creation of a Ban on Truck Traffic on Certain Streets:

(a) No trucks, commercial vehicles, tractors, tractor-trailer combinations, tractor-semitrailer combinations, or tractor-trailer-semitrailer combinations weighing in excess of eleven (11) tons shall be permitted to drive upon Hickory Grove Drive East, Rockland Avenue, Rocky Road and the section of Myrtle Boulevard lying between its intersections with Weaver Street and Lakeside Drive. This prohibition shall not be construed as preventing the delivery or pickup of merchandise or other property from parcels that abut the streets or section thereof from which such vehicles or combination of vehicles is otherwise excluded pursuant to this law.

(b) This local law shall not apply to motor vehicles meeting the description contained in paragraph (a) of this section that are owned or operated by (i) the United States of America, or the State of New York, or any City, County, Town, Village or School District located in the State of New York, or (ii) by any agency, authority, board, department, division or service of any of the entities described in paragraph (b)(i) of this section, or (iii) by public utility companies or (iv) by independent contractors engaged by any of the entities described in paragraph (b) (i), (ii) or (iii) of this section.

Section 3- Violation:

A violation of this local law shall be punishable by a fine of \$250.

Section 4 – Severability:

Should any provision of this Local Law be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration of unconstitutionality or invalidity shall not affect any other provisions of this Local Law, which may be implemented without the invalid or unconstitutional provisions.

Section 5 – Effective Date:

This Local Law shall become effective upon filing with the Secretary of State.

03/04/16

FIRE COMMISSION

ITEM 1

FIRE COMMISSION

ITEM 2

NO ATTACHMENT

AFFAIRS OF THE TOWN

ITEM 1

**TOWN OF MAMARONECK
ENGINEERING DEPARTMENT**

**740 W Boston Post Rd
Mamaroneck, N.Y. 10543
(914) 381-7835**

DATE: March 29, 2016
TO: Stephen Altieri
FROM: David Goessl, PE
SUBJECT: **Bid Opening Results – March 24, 2016**
**Contract TA-16-11 - Reconstruction of Municipal Sidewalks, Curbs,
Aprons and Other Related Roadway Items**

Attached please find bid tabulations and analysis from the bid opening that took place this past Thursday, March 24th in the Town Center Building for the sidewalk, curb and apron preparation work related to the annual road resurfacing project. Also attached is a list of contractors that expressed interest in the project.

We received submittals from four of the nine contractors that picked up documents. Three of the four proposals came in under the engineer's estimate of \$109,525. Our office conducted a formal bid evaluation for all proposals received. The proposal from low bidder, Paladino Concrete Creations Corp., was complete and did comply with our requirements for formal bid submittal. Of all of the references that I spoke to, all of them provided positive feedback on their work experiences with Paladino.

Additionally, I have spoken to the contractor since the bid opening. The contractor confirmed that he is ready and willing to work within our time schedule and has also stated his company does not have any conflicts with any other scheduled work. He is aware that the work areas called for in the contract are along Town roads scheduled for resurfacing during the summer months.

In summary, it is my recommendation to award the project at the next Town Board meeting to the lowest responsible bidder, Paladino Concrete Creations Corp. for a contract amount of \$80,100.

The company contact is:

Mr. Joseph Paladino
Paladino Concrete Creations Corp.
315 North MacQuesten Pkwy
Mount Vernon, NY 10550
(914) 699-0907 Tel
(914) 699-0470 Fax
www.aconcretecreations.com

Cc: Louis Martirano
Anthony Siligato
File TA-16-11

**Reconstruction of Municipal Curbs, Ramps, Walkways
and Other Related Roadway Items**

Contract TA 16-11

Bid Documents Received - Listing

#	Name/Email	Company	Telephone #	Fax #
1	Peter Landi peter@landiinc.com Anthony DeBenedictus anthony@landiinc.com	Landi Inc. 249 Main Street Eastchester, NY 10709	(914) 961-4444 (914) 909-5210	(914) 961-0756 Emailed Up Bid Document
2	Lilian Lombardo lilian@josephlombardo.com	Joe Lombardo Plumbing & Heating of Rockand, Inc. 321 Spook Rock Rd., Suite A-109 Suffem, NY 10901	845-357-6537	845-357-8529 Emailed Up Bid Document
3	Jose Ramirez Joseph Paladino	Paladino Concrete 315 N MacQuesten Parkway Mount Vernon, NY 10580 jose@aconcretecreations.com	(914) 699-0907	(914) 699-0470 Picked Up Bid Document
4	Giuseppa Carino contech03@gmail.com	Con-Tech 28 Lakeview Drive Yorktown Heights, NY 10598	(914) 455-3100	Picked Up Document
5	Bart Acocella Dan Ferreira acocella@verizon.net	Acocella Contracting, Inc. 68 Gaylor Road Scarsdale, NY 10583 acocellaconst@verizon.net	(914) 723-2700	(914) 723-0927 Emailed Up Bid Document
6	Sam Scavone Steven Formicola vhills395@aol.com	Vernon Hills Contracting 395 MacQuesten Parkway Mt. Vernon NY 10550	(914) 667-1333 (917) 807-0608 Cell	(914) 667-1334 Emailed Bid Document
7	Theresa VanZandt Cell (914) 523-5171 Patrick Gigliotti Cell (914) 760-4736	Paleen Construction Corp. 293 Route 100 Mill Pond Offices - Ste. 106, 293 Route 100 Somers, NY 10589	(914) 962-4582	(914) 277-8306 paleencorp@aol.com Emailed Up Bid Document
8	Pervez Porooshasp	BLH Construction, Inc. 62 Hillbright Terrace Yonkers, NY 10703	(718) 766-7190	contractor@blhconstructioninc.com Picked Up Bid Document
9	Mark Etre, Jr. Laura Guercio Laura@LauraLIindustries.com	Laura Li Industries 79 Webster Avenue Harrison NY 10528	(516) 779-5937	Picked Up Bid Document

**2016 Reconstruction of Municipal Sidewalks, Curbs, Aprons and Other Related Roadway Items
Contract # TA-16-11 - Bid Opening Results, March 24, 2016 - 11:00 AM**

Base Bid Item #	Bid Quantity	Engineer's Estimate		Paladino Concrete Creations Cor Mt Vernon, NY 10550		Acocella Contracting, Inc. Scarsdale, NY 10583		Peter J Landi Eastchester, NY 10709		Con-Tech Construction Technolo Yorktown, NY 10598		Top 3 Low Bids Average	
		Unit Bid	Extended	Unit Bid	Extended	Unit Bid	Extended	Unit Bid	Extended	Unit Bid	Extended	Avg. Unit Bid	Extended
1. Sidewalk, Apron and Ramp Reconstruction	1,500 SQUARE FOOT	\$ 15.00	\$ 22,500.00	\$ 9.45	\$ 14,175.00	\$ 10.25	\$ 15,375.00	\$ 12.00	\$ 18,000.00	\$ 12.00	\$ 18,000.00	\$ 10.57	\$ 15,850.00
2. HC Rampways Reconstruction	8 EACH	\$ 1,500.00	\$ 12,000.00	\$ 1,500.00	\$ 12,000.00	\$ 915.00	\$ 7,320.00	\$ 1,400.00	\$ 11,200.00	\$ 1,650.00	\$ 13,200.00	\$ 1,271.67	\$ 10,173.33
3. Catch Basin Lid Reconstruction	2 EACH	\$ 2,000.00	\$ 4,000.00	\$ 1,300.00	\$ 2,600.00	\$ 1,215.00	\$ 2,430.00	\$ 400.00	\$ 800.00	\$ 4,200.00	\$ 8,400.00	\$ 971.67	\$ 1,943.33
4. Reset Existing Granite Curb	1,200 LINEAR FOOT	\$ 22.00	\$ 26,400.00	\$ 16.00	\$ 19,200.00	\$ 15.00	\$ 18,000.00	\$ 22.00	\$ 26,400.00	\$ 54.00	\$ 64,800.00	\$ 17.67	\$ 21,200.00
5. Furnish and Install New Granite Curb	1,000 LINEAR FOOT	\$ 40.00	\$ 40,000.00	\$ 29.00	\$ 29,000.00	\$ 35.00	\$ 35,000.00	\$ 30.00	\$ 30,000.00	\$ 60.00	\$ 60,000.00	\$ 31.33	\$ 31,333.33
6. Top Soil and Seed Restoration	50 CUBIC YARD	\$ 75.00	\$ 3,750.00	\$ 45.00	\$ 2,250.00	\$ 35.00	\$ 1,750.00	\$ 75.00	\$ 3,750.00	\$ 120.00	\$ 6,000.00	\$ 51.67	\$ 2,583.33
7. WJWW Curb Box Adjustment	5 EACH	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00
8. Con Edison Curb Box Replacement	5 EACH	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00
9. Con Edison Curb Box Adjustment	5 EACH	\$ 25.00	\$ 125.00	\$ 25.00	\$ 125.00	\$ 25.00	\$ 125.00	\$ 25.00	\$ 125.00	\$ 25.00	\$ 125.00	\$ 25.00	\$ 125.00

TOTAL BASE BID		\$ 109,525.00	\$ 80,100.00	\$ 80,750.00	\$ 91,025.00	\$ 171,275.00	\$ 83,958.33
	ENGINEER		RANK # 1	RANK # 2	RANK # 3	RANK # 4	AVERAGE BID RESULT

Aternate Bid Items

Catch Basin Adjustment	EACH	\$ 750.00	\$ 500.00	\$ 350.00	\$ 400.00	\$ 500.00
Manhole Adjustment	EACH	\$ 750.00	\$ 600.00	\$ 350.00	\$ 375.00	\$ 500.00
4" & 6" SDR-35 Pipe	LINEAR FOOT	\$ 20.00	\$ 45.00	\$ 40.00	\$ 100.00	\$ 30.00
8" & 12" SDR-35 Pipe	LINEAR FOOT	\$ 30.00	\$ 60.00	\$ 60.00	\$ 150.00	\$ 50.00
Drainage Debris Hood	EACH	\$ 500.00	\$ 600.00	\$ 500.00	\$ 1,200.00	\$ 850.00
Rock Excavation & Disposal	CUBIC YARD	\$ 500.00	\$ 200.00	\$ 300.00	\$ 300.00	\$ 450.00

AFFAIRS OF THE TOWN

ITEM 2

Please Note: Affairs of the Town

#3. Report of Bids – TA-15-02 – Resurfacing of Various

Roads in the Town of Mamaroneck.

The backup material on this item will be provided on

Monday, April 4th

8

AFFAIRS OF THE TOWN

ITEM 3

**TOWN OF MAMARONECK
ENGINEERING DEPARTMENT**

**740 W Boston Post Rd
Mamaroneck, N.Y. 10543
(914) 381-7835**

DATE: March 28, 2016
TO: Stephen Altieri
FROM: David Goessl, PE
SUBJECT: **Review of Requests for Proposal**
Right of Way Acquisition Services for the Weaver Street
Sidewalk Extension Project – PIN 8761.32

As you are aware, our office solicited requests for proposals to provide professional services related to the acquisition of real property along Weaver Street to allow for the construction of the proposed concrete sidewalk connecting Murray Avenue to Bonnie Way. Our office targeted eight companies that specialize in right of way acquisition and have experience and working knowledge of the applicable laws and regulations involving the real estate acquisition of private lands including experience with right of way takings for state and federally assisted public works projects. The two Town properties that require taking are 529 Weaver Street and 531 Weaver Street.

On Friday, March 18th, our office received proposal from two of the eight firms targeted. The apparent results were the following:

- Universal Field Services, Cherry Hill, NJ.....\$ 40,200.00
- CW Solutions, East Brunswick, NJ.....\$ 25,000.00

Upon additional review of the proposals received, it was determined that both firms made computational errors in their work up. Our office discussed the inconsistencies with each of the firms separately and they were each allowed to review their proposal forms and resubmit.

On Monday, March 21st we did receive the two resubmissions. While the total quote from CW Solutions did not change, the revised quote received from Universal Field Services was nearly cut in half and came in at \$ 21,200.00

I did speak to both firms to evaluate qualifications and work experience. Both companies are fully knowledgeable with the scope of services and the need for full compliance with state and federal procedures. Each of them appear more than qualified to assist the Town in this project. Therefore it is my recommendation to award a contract to Universal Field Services of Cherry Hill, New Jersey for the amount of \$21,200.00.

Cc: William Maker
Anthony Siligato
File PIN 8761.32

**Professional Services
for Right of Way Acquisition
3/18/2016 - Opening
RFP Documents Received - Listing**

#	Name	Company	Telephone #	E-mail/Fax #
1	Stacie M. Curtis President Robert Weible www.cwcsi.com	CW Solutions Two Tower Center Boulevard 16th Floor, SUITE # 1603 East Brunswick, NJ 08816	(732) 490-7232 (914) 980-2052 Cell	(732) 783-0314 scurtis@cwcsi.com rweible@cwcsi.com
2	Nancy Maieski VP Senior Manager	O. R. Colan Associates, LLC 1435 Morris Avenue, Suite 2H Union, NJ 07083 www.orcolan.com	908-558-1900	908-558-1950 nmaieski@orcolan.com
3	Tim Magyar President	Right of Way Professionals, LLC 60 Lakefront Blvd, Suite 120 Buffalo, NY 14202-4302 www.rightofwaypros.com	716.685.0500 ext. 26	tmagyar@enpmappraisers.com
4	Leslie F. Pacheco Vice President Northeast Region	Universal Field Services 1864 Route 70 East Cherry Hill, NJ 08003 www.usrightofway.com	(856) 751-8102 (856) 986-4636 Cell	(856) 751-8103 lpacheco@ufsrw.com
5	Charles J. Brannigan Managing Partner	Interstate Acquisition Services 111 Hovatter Drive Inwood, WV 25428 www.iasrw.com	304.821.1192	304-821-1097 cbrannigan@iasrw.com
6	John Moser, MAI, SRA Craig Bennett, SR/WA	Right of Way Associates		cbennett@rowassociates.com jmoser@rowassociates.com
7	Gina Scwheinsberg Owner	Abstract WV, LLC 103 Sun Street, P.O. Box 444 Belmont, WV 26134 www.rowassociates.com		GinaSchweinsberg@AbstractWV.com
8	Richard K Hite President Jim Deloria	Rk Hite & Co Inc 87 Genesee St Avon, NY 14414	585-226-8067	jimdeloria@rkhite.com

**PROPOSAL FOR
PROVIDING RIGHT OF WAY ACQUISITION SERVICES FOR
PROPERTIES RELATED TO THE WEAVER STREET
SIDEWALK EXTENSION**

To the Town Board
of the Town of Mamaroneck
Mamaroneck, N.Y. 10543

Gentlemen:

The undersigned, as Bidder, declares that the only persons interested in this proposal, or the Contract proposed to be made, as principals, are stated; that he has carefully examined the Contract Documents and the References pertaining thereto; and he proposes and agrees, if this Proposal is accepted that he will enter into a Contract with the Town of Mamaroneck to furnish all necessary work, labor, materials, and overhead expenses called for in the Specifications in the manner and with the time prescribed delivering free of Federal and State Taxes all or part of the following listed items and attached submittals:

<u>Item Description & Quantity</u>	<u>Unit Bid Cost</u>	<u>Extended Total</u>
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Item No. 1	<u>Review of Documents Phase</u> - Proposal to provide all labor, materials and overhead and costs necessary to obtain and review all documentation related to this project including but not limited to land surveys, abstract of title reports, property files, record of owners, property titles, right of way mapping, metes and bounds descriptions, NYSDOT and FHWA manuals and guidelines.
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1 Lump Sum @ \$1,900.00 per Lump Sum (LS) \$ 1,900.00

UNIT BID IN WORDS: One Thousand Nine Hundred Dollars

Item No. 2	<u>Public Outreach and Education Phase</u> - Proposal to provide all labor, materials and overhead and costs necessary to assist the Town with providing all the required education materials involving land acquisition, so that formal discussion could take place at a public meeting during this process. Prepare informative acquisition brochures for distribution to affected property owners as required by law.
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1 Lump Sum @ \$3,800.00 per Lump Sum (LS) \$ 3,800.00

UNIT BID IN WORDS: Three Thousand Eight Hundred Dollars

BIDDER'S FIRM NAME: UNIVERSAL FIELD SERVICES, INC.

ADDRESS OF FIRM: 1864 ROUTE 70 EAST, CHERRY HILL, NJ 08003

SIGNED:  **DATED:** MARCH 21, 2016

PRINTED: LESLIE F. PACHECO **TEL #:** (856) 751-8102

**PROPOSAL FOR
 PROVIDING RIGHT OF WAY ACQUISITION SERVICES FOR
 PROPERTIES RELATED TO THE WEAVER STREET
 SIDEWALK EXTENSION
 (CONTINUED)**

<u>Item Description & Quantity</u>	<u>Unit Bid Cost</u>	<u>Extended Total</u>
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Item No. 3 **Land Appraisals and Review Appraisal Phase** - Proposal to provide all labor, materials and overhead and costs necessary to prepare and expedite formal Right of Entry documents, contact and arrange real property inspections with the two affected property owners, secure land appraisals, assist with obtaining review appraisals, prepare report for submission of findings and related. Provide all necessary supporting documentation for the Town to develop "Just Compensation."

1 Lump Sum @ \$6,000.00 per Lump Sum (LS) \$ 6,000.00

UNIT BID IN WORDS: Six Thousand Dollars

Item No. 4 **Negotiation Phase** – Proposal to provide all labor, materials and overhead and costs necessary to prepare all necessary documents for the Town to obtain Authorization to Proceed Notice from NYSDOT as required, assist in developing letters of offering to the affected property owners, expeditiously perform any necessary negotiations or evaluations for donations should that option become available. In consultation with the Town Attorney and Town Administrator, the Consultant shall prepare drafts of all necessary documents such as purchase contracts, deeds, satisfaction of liens, and statements of donation.

1 Lump Sum @ \$7,980.00 per Lump Sum (LS) \$ 7,980.00

UNIT BID IN WORDS: Seven Thousand Nine Hundred Eighty Dollars

Item No. 5 **Closing Phase** – Proposal to provide all labor, materials and overhead and costs necessary to assist in execution of closing documents, deeds, satisfaction of liens, taxes, record filings, statements of donation and all other items necessary to close on the acquisitions.

1 Lump Sum @ \$1,520.00 per Lump Sum (LS) \$ 1,520.00

UNIT BID IN WORDS: One Thousand Five Hundred Twenty Dollars

TOTAL AMOUNT OF BID IN WORDS: Twenty-One Thousand Two Hundred Dollars (\$21,200.00)

BIDDER'S FIRM NAME: UNIVERSAL FIELD SERVICES, INC.

ADDRESS OF FIRM: 1864 ROUTE 70 EAST, CHERRY HILL, NJ 08003

SIGNED: *Leslie Pacheco* **DATED:** MARCH 21, 2016

PRINTED: LESLIE F. PACHECO **TEL #:** (856) 751-8102

TITLE: VICE PRESIDENT - NORTHEAST REGION **FAX #:** (856) 751-8103

**PROPOSAL FOR
PROVIDING RIGHT OF WAY ACQUISITION SERVICES FOR
PROPERTIES RELATED TO THE WEAVER STREET
SIDEWALK EXTENSION**

To the Town Board
of the Town of Mamaroneck
Mamaroneck, N.Y. 10543

Gentlemen:

The undersigned, as Bidder, declares that the only persons interested in this proposal, or the Contract proposed to be made, as principals, are stated; that he has carefully examined the Contract Documents and the References pertaining thereto; and he proposes and agrees, if this Proposal is accepted that he will enter into a Contract with the Town of Mamaroneck to furnish all necessary work, labor, materials, and overhead expenses called for in the Specifications in the manner and with the time prescribed delivering free of Federal and State Taxes all or part of the following listed items and attached submittals:

<u>Item Description & Quantity</u>	<u>Unit Bid Cost</u>	<u>Extended Total</u>
Item No. 1 <u>Review of Documents Phase</u> - Proposal to provide all labor, materials and overhead and costs necessary to obtain and review all documentation related to this project including but not limited to land surveys, abstract of title reports, property files, record of owners, property titles, right of way mapping, metes and bounds descriptions, NYSDOT and FHWA manuals and guidelines.	1 Lump Sum @ <u>1500</u> \$750.00 per Lump Sum (LS)	<u>\$1,500.00</u>

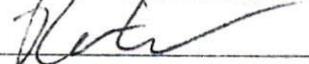
UNIT BID IN WORDS: One Thousand Five Hundred and 00/100 Dollars

Item No. 2 <u>Public Outreach and Education Phase</u> - Proposal to provide all labor, materials and overhead and costs necessary to assist the Town with providing all the required education materials involving land acquisition, so that formal discussion could take place at a public meeting during this process. Prepare informative acquisition brochures for distribution to affected property owners as required by law.	1 Lump Sum @ <u>2500</u> \$1,250.00 per Lump Sum (LS)	<u>\$2,500.00</u>
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UNIT BID IN WORDS: Two Thousand Five Hundred and 00/100 Dollars

BIDDER'S FIRM NAME: CW Consulting Services, Inc d/b/a CW Solutions

ADDRESS OF FIRM: Two Tower Center Blvd, Suite 1603, East Brunswick, NJ 08816

SIGNED:  **DATED: March 16, 2016**

PRINTED: Robert Weible **TEL #: 914-980-2052**

**PROPOSAL FOR
PROVIDING RIGHT OF WAY ACQUISITION SERVICES FOR
PROPERTIES RELATED TO THE WEAVER STREET
SIDEWALK EXTENSION
(CONTINUED)**

<u>Item Description & Quantity</u>	<u>Unit Bid Cost</u>	<u>Extended Total</u>
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Item No. 3 **Land Appraisals and Review Appraisal Phase** - Proposal to provide all labor, materials and overhead and costs necessary to prepare and expedite formal Right of Entry documents, contact and arrange real property inspections with the two affected property owners, secure land appraisals, assist with obtaining review appraisals, prepare report for submission of findings and related. Provide all necessary supporting documentation for the Town to develop "Just Compensation."

1 Lump Sum @ ~~\$6,000.00~~ ^{12,000} per Lump Sum (LS) \$12,000.00

UNIT BID IN WORDS: Twelve Thousand and 00/100 Dollars

Item No. 4 **Negotiation Phase** - Proposal to provide all labor, materials and overhead and costs necessary to prepare all necessary documents for the Town to obtain Authorization to Proceed Notice from NYSDOT as required, assist in developing letters of offering to the affected property owners, expeditiously perform any necessary negotiations or evaluations for donations should that option become available. In consultation with the Town Attorney and Town Administrator, the Consultant shall prepare drafts of all necessary documents such as purchase contracts, deeds, satisfaction of liens, and statements of donation.

1 Lump Sum @ ~~\$4,000~~ ^{8,000} per Lump Sum (LS) \$8,000.00

UNIT BID IN WORDS: Eight Thousand and 00/100 Dollars

Item No. 5 **Closing Phase** - Proposal to provide all labor, materials and overhead and costs necessary to assist in execution of closing documents, deeds, satisfaction of liens, taxes, record filings, statements of donation and all other items necessary to close on the acquisitions.

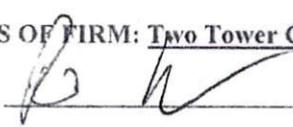
1 Lump Sum @ ~~\$500.00~~ ^{1,000} per Lump Sum (LS) \$1,000.00

UNIT BID IN WORDS: One Thousand and 00/100 Dollars

TOTAL AMOUNT OF BID IN WORDS: TWENTY-FIVE THOUSAND and 00/100 Dollars

BIDDER'S FIRM NAME: CW Consulting Services, Inc d/b/a CW Solutions

ADDRESS OF FIRM: Two Tower Center Blvd, Suite 1603, East Brunswick, NJ 08816

SIGNED:  DATED: March 16, 2016

PRINTED: Robert Weible TEL #: 914-980-2052

TITLE: Vice President FAX #: 732-783-0314

AFFAIRS OF THE TOWN

ITEM 4

AFFAIRS OF THE TOWN

~~#5~~ **#4 Authorization – IMA Sewer System Evaluation Study**

Is located in your Worksession Packet.

4

AFFAIRS OF THE TOWN

ITEM 5



Town of Mamaroneck

Office of the Town Clerk, Town Center
740 West Boston Post Road, Mamaroneck, NY
10543-3353

Christina Battalia, RMC, CMC
Mamaroneck Town Clerk

TEL: 914/381-7870
FAX: 914/381-7813

cbattalia@townofmamaroneck.org

DATE: March 31, 2016
MEMO TO: Town Board
MEMO FROM: Christina Battalia - Town Clerk
SUBJECT: Parking Lot Fees

All,

On the reverse, please find the parking fee schedule including the adjustments discussed at the March 16th Town Board Meeting. These fees should be approved at the April 6th Town Board Meeting in order for the Town Clerk's Office to issue parking permit renewals timely.

Christina

PARKING LOT FEES SCHEDULE

TYPE / LOCATION	2016/2017	2015/2016	2014/2015	2013-2014	2012/2013	2011/2012	2010/2011
COMUTER LOT #1							
DAYTIME	\$ 700.00	\$675.00	\$650.00	\$650.00	\$650.00	\$625.00	\$600.00
METER	\$ 75.00	\$70.00	\$65.00	\$65.00	\$65.00	\$60.00	\$60.00
	.60 per hour meter fee	.55 per hour meter fee					
AREA BUSINESS							
LOT # 3	\$ 550.00	\$525.00	\$500.00	\$500.00	\$500.00	\$475.00	\$450.00
24 HOUR PARKING							
LOT # 3	\$ 800.00	\$775.00	\$750.00	\$750.00	\$750.00	\$725.00	\$700.00
24 HOUR - SENIOR							
LOT #3	\$ 625.00	\$575.00	\$525.00	\$475.00	\$475.00	\$425.00	\$400.00
OVERNIGHT							
LOT #4 (COUGHLIN)	\$ 425.00	\$400.00	\$375.00	\$375.00	\$375.00	\$350.00	\$325.00
MAXWELL	\$ 425.00	\$400.00	\$375.00	\$375.00	\$375.00	\$350.00	\$325.00

AFFAIRS OF THE TOWN

ITEM 6

AFFAIRS OF THE TOWN OF MAMARONECK

~~7~~⁶ Authorization – Transfer of Funds - Computer Equipment

Is located in the Worksession packet.