

MINUTES OF THE REGULAR MEETING AND WORK SESSION OF THE TOWN BOARD OF THE TOWN OF MAMARONECK HELD ON OCTOBER 5, 2016, BEGINNING AT 5:00PM IN CONFERENCE ROOM A AND CONTINUING AT 8:00 PM IN THE COURT ROOM OF THE TOWN CENTER, 740 W. BOSTON POST ROAD, MAMARONECK, NEW YORK

PRESENT: Supervisor Nancy Seligson
Councilman Ernest C. Odierna
Councilwoman Abby Katz
Councilwoman Jaine Elkind Eney
Councilman Thomas A. Murphy

ALSO PRESENT: Christina Battalia, Town Clerk
Stephen V. Altieri, Town Administrator
Connie Green O'Donnell, Assistant Town Administrator
William Maker, Jr., Town Attorney

CALL TO ORDER - WORK SESSION

On motion of Councilwoman Katz, seconded by Councilwoman Elkind Eney, the Work Session was unanimously opened at 5:00PM.

Discussion – Parking Permits Lot #1 and Lot #3

The Town Clerk discussed with the Town Board allowing for overnight parking on the weekends in Commuter Lot # 1. Currently there is no parking in Lot # 1 between the hours of 3:00 am to 6:00 am. The Clerk believes overnight parking on the weekends in Lot # 1 would be helpful to the community. Additionally, the Clerk stated that she has been approached by a merchant in the Village of Larchmont seeking merchant parking. The Town Clerk believes that Lot # 3 could handle additional Area Business permits, and asked the Town Board to consider whether selling additional permits to Village of Larchmont merchants. Mr. Altieri added that there is the new lot being created by the Cambium that also needs to be addressed. The Town Clerk will ask the Police Department to do an assessment of Lot # 3 to determine the number of available spaces during the day. The Town Clerk will work with Mr. Altieri to prepare a resolution for the Board to review.

Update – Leaf Collection Program

The Town reviewed a memo from Mr. Altieri dated September 30, 2016, discussing the history of the Town leaf disposal, and a plan for a pilot program utilizing a private organic waste transfer station operated by John Moriarity. All necessary permits are in place and Westchester County has approved that their contractor will bring trucks to the Moriarity site for Town collection. Mr. Altieri noted that the Town is not fully ready to abandon the Hommocks site, and will wait to make sure this pilot program is a success.

ADDED ITEM

Abby Katz gave an update on the recent Traffic Committee Meeting. There was a request from residents on Laurel Avenue (portion off Weaver Street) for the installation of a specific new type of speed bump. There were agreeable to the suggestion of a sidewalk on their street. Abby reported that the Traffic Committee would like an overall parking scheme, a 'big picture' for parking beyond the train station.

Discussion – Amendment Special Permit Cambium

The Board revisited a prior memo from Mr. Altieri dated August 4, 2016. The Town continues has to

address the request for an additional apartment for the Building Superintendent at the Cambium. The Board is not pleased with this request, and asked Mr. Altieri to readdress this with the owners.

Discussion – In REM Proceeding

The Town Board had asked Mr. Maker to prepare a cost analysis of the in rem proceedings. The Board reviewed the breakdown and it was noted that the costs from the Title Agency has not yet been factored in.

Discussion – Floor Area Ratio Review

The Board reviewed the proposal from BFJ Planning, the firm of Frank Fish, for a review of the Town's Zoning Code with respect to Floor Area Ratio. The Board noted that they did not want to look at all Zones, as implied in the proposal. They would like to look at specific properties that have caused the largest community outcry and they would like to review and get feedback regarding legislation in adjoining communities. The Board would like to see other proposals, but feels that the Town should let the new residential site plan law function for a while before a full review of zoning changes.

ADDED ITEMS

Councilwoman Elkind Eney discussed the recent Recreation Commission Meeting. There was discussion of charges for the use of the Hommocks Pool and Adventure Camp. It appears that the Town is being charged differently than other organizations for the use of the pool, and the Town would like to discuss this disparity with the School District.

Mr. Altieri noted that the Town formally began the Sewer System Evaluation Study. Once a more specific schedule is determined, that information will go out on Facebook, the website and through a robo call.

On motion of Councilwoman Elkind Eney, seconded by Councilman Murphy, the Board unanimously agreed to enter into an Executive Session to discuss employment history of a particular class of employees.

EXECUTIVE SESSION

Employment History of a Particular Class of Employees

On motion of Councilwoman Katz, seconded by Councilman Murphy, the Board unanimously agreed to resume the Regular Meeting.

CALL TO ORDER - REGULAR MEETING

The Regular Meeting of the Town Board was called to order by Supervisor Seligson at 8:00 PM, she then pointed out the location of the exits.

Supervisor Seligson noted that the Town Board met for a worksession beginning at 5:00 o'clock this evening, adding this is an open meeting that all residents' are welcomed to attend.

SUPERVISOR'S SUMMARY REPORT

It has been an exciting past two weeks in the Town of Mamaroneck with two great achievements in financial rating and environmental recognition.

Firstly, the Town of Mamaroneck achieved a Aaa credit rating from Moody's Investor Services this month. This is the highest rating possible. This is a prestigious rating as only 10% to 15% of all municipalities in the country have a Aaa rating and only seven in Westchester County. Moody's reported that "the upgrade to Aaa reflects strong cash and reserve levels, a sizeable and affluent tax base, a manageable debt burden and strong management." We know we run a good and financially responsible and strong government, but it's nice to have the rating agencies recognize it as well. Thank you to the Town's strong financial staff and Town Board's conservative financial policies.

On the environmental side, the Town earned Certification as a Climate Smart Community from the New York State Department of Environmental Conservation. The Town is only the ninth community in the State to earn such an honor. We held a press event with NYS DEC in Hommocks Conservation Area last Thursday. DEC Acting Regional Director Kelly Turturro and Wendy Rosenbach came to the event and presented the Town with two signs declaring the Town a Certified Climate Smart Community. In the DEC press release, DEC Commissioner Basil Seggos said, "We all have a role to play in reducing energy use and the greenhouse gas emissions that contribute to climate change. I applaud Mamaroneck's commitment to reducing energy use in government operations. The Town of Mamaroneck has one of the most comprehensive climate programs in New York State and achieved certification points under every one of the 10 Climate Smart Communities pledge elements. The town's decreased energy use not only reduces greenhouse gas emissions, it saves taxpayers money." Summer intern, Zoe Kaldor, worked diligently and successfully on the application and with DEC. We thank and commend Zoe for her hard work.

The 2017 Tentative Budget will be submitted to the Town Board on Wednesday October 19th. We will begin budget meetings Wednesday, October 26th at 5pm at Town Center Conference Room D. The calendar of meetings is on the Town website and all meetings are open to the public.

The Sheldrake Environmental Center Fall Festival is Sunday, October 16th from 1pm to 4pm. The Town's environmental committee, the Sustainability Collaborative will conduct demonstrations at the festival.

Beginning Monday, October 24th in the Town, the Highway Departments will be picking up leaves (in bags or raked loose at the curb). No other organic waste may be mixed with the leaves. Once fall leaf collection has begun, all other organic waste must be taken to the Maxwell Avenue Recycling Facility.

CITIZEN'S COMMENTS

Supervisor Seligson asked if anyone in the audience would like to address the Board, and there was not.

PUBLIC HEARING (S) – Town of Mamaroneck PHA 2017 Administrative Plan

The following Notice of Public Hearing is entered into the record as follows:

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 August 8, 2016 a Public Hearing will be held on Wednesday, October 5, 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: Approve the 2017 Town of Mamaroneck PHA Administrative Plan, with respect to new Housing and Urban Development (HUD) Regulations.

Section 1 – Purpose.

Approve the 2017 Town of Mamaroneck PHA Administrative Plan, with respect to new Housing and Urban Development (HUD) Regulations.

The full text of this plan can be viewed on the website or copies can be 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

On motion of Councilman Murphy, seconded by Councilman Odierna, the Public Hearing was unanimously opened.

Supervisor Seligson invited Anna Danoy to address the audience and discuss the PHA Plan. Ms. Danoy stated that there are only two changes to the policy for 2017, one having to do with reimbursement for inspections and the other involves an increase in unit size by one additional person. The Plan includes an update for 2015/2016 as well. Ms. Danoy stated that staffing has affected the Community Services ability to keep up with need, and Ms. Danoy will address this in her 2017 budget submission.

Supervisor Seligson asked if anyone wished to comment on the PHA Plan, and there was not.

On motion of Councilwoman Katz, seconded by Councilwoman Elkind Eney, the Public Hearing was unanimously closed.

On motion of Councilwoman Elkind Eney, seconded by Councilman Murphy, it was

RESOLVED, that the Mamaroneck Town Board does hereby approve the 2017 PHA Plan and the Administrative Plan in compliance with Housing and Urban Development regulations.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

BOARD OF FIRE COMMISSIONERS

The Meeting was called to order by Commissioner Seligson, and then on motion of Commissioner Elkind Eney, seconded by Commissioner Katz, the Board of Fire Commissioners was unanimously declared open.

Present were the following Members of the Commission:

Commissioner:	Nancy Seligson
Commissioner:	Ernest C. Odierna
Commissioner:	Abby Katz
Commissioner:	Jaine Elkind Eney
Commissioner:	Thomas A. Murphy

1. FIRE CLAIMS

On motion of Commissioner Elkind Eney, seconded by Commissioner Katz, it was

RESOLVED that this Commission hereby authorizes payment of the following Fire Department Claims as approved by the Fire Chief and audited by the Comptroller's Office:

AAA Emergency Supply Co.	Flares, Fire Extinguisher inspection, Recharge/Refills	\$ 642.30
AAA Emergency Supply Co.	Globe/Cairns NFPA RX Fire Coat, Internal Harness Pants, Gear for Dan Murray	\$ 2,548.00
AT & T Mobility	Wireless service for 8/12 - 9/11/16	\$ 361.18
Atlantic Westchester Inc.	HVAC maintenance 9/16/16	\$ 336.48
Bound Tree Medicals, LLC	Sanitizer, gloves large & extra large	\$ 105.00
Cablevision	Cable services for 9/23 - 10/22/16	\$ 198.04
CIT Finance LLC	Xerox Copier Contract for Sep. 2016	\$ 261.56
Ready Refresh	Rental for water cooler at FD HQ 8/19 - 9/18/16	\$ 114.96
Sound Shore Pest Control Inc.	Exterminating Services 8/29/16	\$ 65.00
The Flower Bar	Wreath & Banner	\$ 172.00
Town of Mamaroneck Fire Dept.	Food for September 2016 Drill	\$ 200.00
Uni First Corp.	Cleaning supplies for building 9/9, 9/16, 9/23/16	\$ 161.19
Verizon	Fire HQ svc 9/10-10/9/16	\$ 236.96
Westchester JWW	205 Weaver St charges 6/1/16 - 9/1/16	\$ 547.64
		\$ -
<hr/> Total:		\$ 5,950.31

The above resolution was put to a roll call vote:

Commissioner Murphy	Aye
Commissioner Elkind Eney	Aye
Commissioner Katz	Aye
Commissioner Odierna	Aye
Commissioner Seligson	Aye

2. Other Fire Department Business

Commissioner Elkind Eney reported that there will be a Fire Department Open House on October 15th from 12:00 to 4:00 at the Weaver Street Fire House.

There being no further business to come before the Commission, on motion of Commissioner Murphy, seconded by Commissioner Odierna, the Commission unanimously adjourned and the Town Board reconvened.

AFFAIRS OF THE TOWN

1. Appointments – Planning Board

On motion of Councilman Murphy, seconded by Councilwoman Elkind Eney, the following was approved,

WHEREAS, with the resignation of Ellen Dunkin as Member B of the Planning Board, a vacancy now exists.

NOW, THEREFORE, BE IT

RESOLVED, that Donald Kravat be appointed to the position of Member B of the Planning Board, and

BE IT FURTHER

RESOLVED, that the foregoing appointments shall be effective immediately upon the appointees taking and subscribing the oath mandated by section 25 of the New York Town Law and shall expire on December 31, 2017.

2. Authorization – Budget Amendment – Highway Fund

On motion of Councilman Odierna, seconded by Councilwoman Elkind Eney, it was

RESOLVED, that the Mamaroneck Town Board does hereby authorize the transfer of funds in the amount of \$4,300.00 for the repairs to the Truck Lift at the Central Garage, as detailed by the Town Comptroller in the following schedule:

FY 2016 BUDGET TRANSFER - HIGHWAY FUND				
	10/5/2016	TOWN BOARD MEETING		
HIGHWAY (FUND DB):				
BUDGET TRANSFER:				
FROM	DB.5130.4237	AUTO PARTS & SUPPLIES		\$ (4,300.00)
TO	DB.5130.4033	EQUIPMENT REPAIRS / MAINT		\$ 4,300.00
*	REPRESENTS FUNDS TO BE REALLOCATED FOR CENTRAL GARAGE HEAVY DUTY DRIVE-ON LIFT REPAIRS. (MEMO FROM HIGHWAY SUPT.)			

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

3. Consideration – Tax Certiorari

On motion of Councilman Odierna, seconded by Councilwoman Elkind Eney, it was

RESOLVED, that the Town Board hereby authorizes the settlement of the following tax certiorari on the following terms:

Harborview Condominium
680 West Boston Post Road
Mamaroneck, NY 10543

Block: 916 Lots: 1.01-1.61
Town of Mamaroneck/Village of Mamaroneck

<u>Year</u>	<u>Assessment</u>	<u>Amount of Reduction</u>	<u>Reduced Assessment</u>
2013	\$13,000,600	\$2,000,600	\$11,000,000
2014	\$13,000,600	\$1,500,600	\$11,500,000
2015	\$13,000,600	\$1,500,600	\$11,500,000

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

4. Approval – Justice Court Assistance Program Grant

On motion of Councilman Murphy, seconded by Councilman Odierna, the following was approved

WHEREAS, annually the New York State Office of Court Administration accepts applications for grants for local justice courts, and

WHEREAS, the Town of Mamaroneck has each year submitted an application for funding for improvements to the Town’s Justice Court.

NOW THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Mamaroneck does hereby authorize the submission of a grant application through the New York State Justice Court Assistance Program, for Prisoner Benches, Court Server, Courtroom Flooring and Scanners for Laserfiche®, in an amount not to exceed \$30,000.

BE IT FURTHER,

RESOLVED, that the Town Supervisor is hereby authorized to execute the grant application.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

4. Appointment – Vice Chair Planning Board

On motion of Councilwoman Elkind Eney, seconded by Councilwoman Katz, it was unanimously

RESOLVED, that Elizabeth Cooney shall serve as the Vice Chair of the Planning Board for the year 2016.

WRITTEN COMMUNICATIONS

None

REPORT OF COUNCIL

The Town Board Members reported on their various activities and meetings since the last Town Board Meeting.

ADJOURNMENT

On motion of Councilwoman Katz, seconded by Councilwoman Elkind Eney, the meeting was unanimously adjourned at 8:45 PM

Submitted by
Christina Battalia, Town Clerk