

**MINUTES OF THE REGULAR MEETING AND WORK SESSION OF THE TOWN BOARD OF THE TOWN OF MAMARONECK HELD ON DECEMBER 17, 2014, 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  
William Maker, Jr., Town Attorney

**CALL TO ORDER - WORK SESSION**

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

**Sustainability Collaborative Plan Review and Committee Structure**

The Sustainability Collaborative has submitted a Sustainability Plan summary and list of 2015 priority action items for the Town Board to review. The Sustainability Collaborative requests formal approval from the Board of the agenda in general, not any specific item approvals at this time. Supervisor Seligson stated that Mr. Maker is working on draft legislation to formalize the structure of the Committee that will be discussed at the January Town Board Meeting. Currently the Collaborative has eight items/goals on the agenda that they would like to address through specific task forces.

**Sewer Rent Law Amendment**

The Town Board reviewed the draft legislation prepared by Mr. Maker. The setting of a public hearing for this legislation will be added to the agenda for this evening.

**Food Waste Program – Mamaroneck School District**

Mr. Altieri informed the Town Board of a grant submission by the Mamaroneck School District “to purchase and install The Rocket, a unique composter for treatment of biodegradable organic waste.” Mr. Altieri and the Superintendent of Schools have discussed a cooperative effort on this project with Town residents. A cooperative plan would involve purchasing a larger composter that residents could also use for organic waste. This joint project would also involve the Joint Garbage Commission. The Town Board discussed the pros and cons of working with the School District versus purchasing and facilitating its own Rocket. The discussions are preliminary, with more specific details of a joint project needing to be addressed.

**ADDED ITEM**

**Discussion of Intermunicipal Agreement with Village of Larchmont – Vehicle Maintenance**

Councilwoman Elkind Eney noted that under the Recitals ( c ) of the Intermunicipal Agreement moving the notification date to November 1, from October 1, is better timing for the Town. The Town Board reviewed the remainder of the agreement. Mr. Maker will make the date change as discussed to the final document.

Myrtle Boulevard – Baldwin Avenue Parking

The Town Board discussed amending the Washington Square Resident Parking law to include the purchase of permits by residents of Myrtle Blvd. Although legislatively Myrtle Blvd is not one of streets in which resident parking can take place, it was not the intention of the Town to exclude residents of Myrtle Blvd from purchasing resident parking permits that would enable those residents to park on the streets that are part of the legislation. The Board also discussed amending the Home Rule Legislation enabling the Resident Parking Legislation to include Baldwin Avenue. Many of the parking issues specific to the Washington Square Area are the same for Baldwin Avenue.

ADDED ITEMS

Funding for Parking on New Jefferson Street

The Board gave Mr. Altieri instruction to contact Ralph Engel regarding the matching funds proposal to develop additional parking on New Jefferson. The Town Board would like to move forward with that plan.

Easement Agreement, 17 Bonnie Briar Lane

Mr. Altieri explained that “back in 2007 the owner of 17 Bonnie Briar Lane sought to add an addition to the home. The addition however, would have been built over an existing Town storm drain easement. Although there is an easement, there is no storm drain pipe in the easement area. The easement was obtained many years ago for a future storm drain installation. At that time the Town indicated that it would accept a relocation of the easement to another location on the property. The parties agreed, however, the owner never signed the easement agreement. The owner is now selling the home and cannot receive a final certificate of occupancy until the easement agreement is signed. The Town Attorney had actually drafted the easement agreement. The description of the property has been prepared by the owner and the final CO will not be issued until the easement is recorded with the County Clerk.”

The Town Board reviewed the agreement and moved this item to Affairs of Town for this evening’s Agenda.

RETURN TO AGENDA

Forest Avenue/Murray Avenue Traffic Signal

The Town Board reviewed a memo from Mr. Altieri outlining a request by the Murray Avenue School PTA to convert the walk signal at Murray Avenue and Forest Avenue to include a countdown signal. The Town Board noted that the current signal is within the DOT guidelines, and would like to request that funding come from the PTA if they would like this signal changed.

ADDED ITEM

Affordable Housing Lot #1

Once again the Town has been contacted by a developer interested in constructing affordable housing on the Parking Lot #1 location. Any plan would have to include commuter parking availability, but the Town informed the developer that they would be open to reviewing a site plan.

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**

*Leaf collection ends December 22. Separate collection of organic material will not resume until April 15, 2015. Residents can bring organic material to the Town's Maxwell Ave. site before that. Please remember that if you have a sidewalk in front of your house, you are responsible for shoveling snow off of it within 24 hours of a snowstorm.*

*The TMFD is holding a toy drive until Saturday afternoon, December 20. Please drop off new unwrapped toys for children in need. Congratulations and thank you to the TMFD for preparing and delivering Thanksgiving turkeys to families in need. They reached 120 people in the community. The Town staff has been organizing for the fiscal and calendar year end and preparing for the private audit. The Town is investigating a possible alternative source and price for energy through a Municipal Energy Program organized through the State Association of Towns. I have been elected to the board of directors for Sustainable Westchester which will have its inaugural board meeting next week.*

**CITIZEN'S COMMENTS**

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

**BOARD OF FIRE COMMISSIONERS**

The Meeting was called to order by Commissioner Seligson, and then on motion of Commissioner Katz, seconded by Commissioner Odierna, 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: Jaime 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	Fire extinguisher repair	29.50
AAA Emergency Supply	Scott Posi check III Test/Calibration	2000.00
AAA Emergency Supply	Parts for Scott Pak testing	512.53
Atlantic Westchester	AC repairs	300.68
Con Edison	Fire Hq gas service 10/29-12/1/14	593.55
Cleaning System	Paper towel rolls for dispensers	130.00
Cleaning System	Paper towel rolls for dispensers & soap	186.32
Cassidy, Michael	Reimb. For fuel and food for Educator Class in Montour Falls	135.23

Grainger	Facial Tissues	\$52.45
G & K Services	Mats and rags for November 2014	113.17
Goldberg, Noah	Trees for screening around new generator	1100.00
MSL Refrigeration	Repairs to refrigeration	329.35
Ricoh	Ricoh final lease payment	613.05
Shoreline, Inc.	Uniform - Polo Shirts	1975.00
Sound Shore Pest Control	Exterminating services on 11/26/14	65.00
Town of Mamaroneck FD	Food for Special Drill in Dec. & November Drill	684.32
Town of Mamaroneck FD	Paint for sign repair	174.92
Town of Mamaroneck FD	Mattress for day room	440.22
Villa Maria Pizza	Dec. 2014 Fast Drill	63.04
Villa Maria Pizza	Food - November Explorer Drill, Fast Drill & Dec. Explorer Drill	156.64
Westech Elevator Services	Maintenance for Month of DEC. 2014	175.00
	<b>Total:</b>	<b><u>\$9829.97</u></b>

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 announced the election of the new Fire Chief and Deputy Chiefs' for 2015 as follows:

Chief Noah Goldberg  
 1<sup>st</sup> Deputy Chief Paul Tortorella  
 2<sup>Nd</sup> Deputy Chief Joe Russo

The Commission congratulated the Chiefs and stated that they are happy to be in such good hands.

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

**AFFAIRS OF THE TOWN**

**1. Resolution – Sustainability Collaborative**

Councilman Odierna noted that a lot of work went into this plan, and thanked the Sustainability Collaborative. Supervisor Seligson noted that most of the goals set forth by the Collaborative came from the public sessions held in our community. Adding that she too is proud of their work.

On motion of Councilman Odierna, seconded by Councilwoman Katz, it was

**RESOLVED**, that the Mamaroneck Town Board does hereby accept the Summary Plan for a Sustainable and Resilient Mamaroneck and the priority initiatives for 2015.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

2. Authorization – Intermunicipal Agreement - City of New Rochelle

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

RESOLVED, that the Mamaroneck Town Board does hereby approve the Intermunicipal Agreement between the Town of Mamaroneck, the Larchmont/Mamaroneck Joint Garbage Disposal Commission and the City of New Rochelle, to provide municipal services involving sanitation, snow removal and leaf collection, in the Pryor Manor Area, and

BE IT FURTHER,

RESOLVED, that the Town Administrator is hereby authorized to sign said contract on behalf of the Town.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

3. Authorization – Extension of License Agreement - Village of Larchmont

On motion of Councilman Murphy, seconded by Councilwoman Katz, it was

RESOLVED, that the Mamaroneck Town Board does hereby approve extending the License Agreement, the form to be approved by the Town Attorney, for the Village of Larchmont to utilize the vacant piece of Town owned land at the corner of Madison Avenue and Fifth Avenue to use as a staging area for the contractor that is conducting the streetscape improvements in the Village of Larchmont.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

4. Authorization – Intermunicipal Agreement – Village of Larchmont – Vehicle Maintenance

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

WHEREAS, in 2004 the Town conducted a major renovation of its maintenance garage and, with minor exceptions, the Town maintains and repairs all of its vehicles including heavy trucks used for sanitation and fire services, and

WHEREAS, the Joint Garbage Commission is headquartered at the Town Yard, with the Town and Village Sanitation trucks being housed there, and

WHEREAS, with the capabilities of the Town facility and convenience of location it is determined to be more efficient and cost effective to have the Town maintain all the garbage trucks used by the Commission.

NOW THEREFORE, BE IT

RESOLVED, that the Mamaroneck Town Board does hereby approve the Intermunicipal Agreement between the Town of Mamaroneck and the Village of Larchmont in connection with the maintenance of the Village’s sanitation vehicles.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

5. Authorization – Transfer of Funds/Establish Capital Project – Community Services Department

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

RESOLVED, that the Mamaroneck Town Board does hereby approve the establishment of the Capital Project and the transfer of funds for the Passenger Bus/Van for Community Services outlined by the Town Comptroller in the following schedule:

<u>ESTABLISH CAPITAL PROJECT &amp; BUDGET - PASSENGER BUS/VAN</u>				
		<u>COMMUNITY SERVICES DEPT.</u>		
	<i>TOWN BOARD MEETING</i>	12/17/2014		
<u>CAPITAL PROJECTS FUND (FUND H):</u>				
	ESTABLISH BUDGET:			
EXP	H.6772.0400.2014.22	PASSENGER BUS	\$ 24,500.00	
REV	H.0000.4997.2014.22	FEDERAL GRANT - 3 C	\$ 10,000.00	
REV	H.0000.5031.2014.22	TRANSFER FROM GENERAL TOWN WIDE FUND	\$ 14,500.00	A
		(CAPITAL PROJECT #2014-22)		
<i>Establish Capital Project &amp; Budget for purchase of 2015 Ford Transit Connect XL Cargo Van for the Community Services Dept. transportation operations.</i>				
<i>\$10,000 of Federal funding will be received from Westchester County.</i>				

<b>GENERAL TOWNWIDE FUND (FUND A):</b>				
	<b>AMEND BUDGET:</b>			
<b>EXP</b>	<b>A.9900.9950</b>	<b>TRANSFER TO CAPITAL PROJECT</b>	<b>\$ 14,500.00</b>	<b>A</b>
<b>REV</b>	<b>A.0000.5995</b>	<b>APPROPRIATED FUND BALANCE</b>	<b>\$ 14,500.00</b>	<b>A</b>
<i>* Increase General Townwide budget with \$14,500 of appropriated fund balance to be transferred to Capital Project #2014-22.</i>				

The above resolution was put to a roll call vote:

<b>Murphy</b>	<b>Aye</b>
<b>Elkind Eney</b>	<b>Aye</b>
<b>Katz</b>	<b>Aye</b>
<b>Odierna</b>	<b>Aye</b>
<b>Seligson</b>	<b>Aye</b>

**6. Authorization – Consulting/Design Agreement – Town Center Roof**

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

**WHEREAS**, the Town has previously retained the services of Calgi Construction for the initial phase of the replacement of the Town Center Roof, and

**WHEREAS**, an initial budget of \$107,000 was established for the design and general inspection of the roof including asbestos inspection, and

**WHEREAS**, the inspection is now complete and the next step is to complete the design of the roof replacement and preparation of the bid specification.

**NOW THEREFORE, BE IT**

**RESOLVED**, that the Mamaroneck Town Board does hereby approve the contract with Calgi Construction for the Design Development, Plans & Specifications, Bidding & Award, Completion & Close-Out, of the Town Center Roof in the amount of \$76,705.00, per the proposal from Calgi Construction, dated October 20, 2014, and

**BE IT FURTHER,**

**RESOLVED**, that the Town Administrator is hereby authorized to sign said contract on behalf of the Town.

The above resolution was put to a roll call vote:

<b>Murphy</b>	<b>Aye</b>
<b>Elkind Eney</b>	<b>Aye</b>
<b>Katz</b>	<b>Aye</b>
<b>Odierna</b>	<b>Aye</b>
<b>Seligson</b>	<b>Aye</b>

**7. Salary Authorization – Police Department**

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

WHEREAS, with the retirement of Police Officer Gregory Comito, a vacancy in the Police Department now exists.

NOW THEREFORE, BE IT

RESOLVED, that the Mamaroneck Town Board does hereby appoint Michael A. Locatelli, to the position of Probationary Police Officer at an annual salary of \$40,000.00, effective December 18, 2014.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

8. Salary Authorization – Parking Enforcement Officer

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

RESOLVED, that the Mamaroneck Town Board does hereby appoint James Mandracchia and Frank Giordano to the position of Parking Enforcement Officer in the Police Department, effective January 1, 2015, at an hourly rate of \$20.00 per hour, each with an expected work week of 15 hours per week.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

9. Authorization - Easement Agreement, 17 Bonnie Briar Lane

Mr. Altieri explained that “back in 2007 the owner of 17 Bonnie Briar Lane sought to add an addition to the home. The addition however, would have been built over an existing Town storm drain easement. Although there is an easement, there is no storm drain pipe in the easement area. The easement was obtained many years ago for a future storm drain installation. At that time the Town indicated that it would accept a relocation of the easement to another location on the property. The parties agreed, however, the owner never signed the easement agreement. The owner is now selling the home and cannot receive a final certificate of occupancy until the easement agreement is signed.”

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

RESOLVED, that the Mamaroneck Town Board does hereby approve the Easement Agreement with respect to storm water sewer lines, between Jon D. Zuckerman and Rachelle Zuckerman, residing at 17 Bonnie Briar Lane, and the Town of Mamaroneck.

The above resolution was put to a roll call vote:

Murphy	Aye
Elkind Eney	Aye
Katz	Aye
Odierna	Aye
Seligson	Aye

10. Set Public Hearing – Sewer Rent Law

On motion of Councilwoman Katz, seconded by Councilman Odierna, it was

**RESOLVED**, that the Mamaroneck Town Board does hereby set the date for a Public Hearing on the “Amendment to the Sewer Law” Law, for January 21, 2015, at 8:00PM in the Court Room of the Town Center, and

**BE IT FURTHER**,

**RESOLVED**, that the Town Clerk is hereby authorized to publish the notice of said hearing in a newspaper appointed as an official newspaper, and that said Notice, be posted.

**WRITTEN COMMUNICATIONS**

None

**REPORT OF COUNCIL**

Councilman Murphy wished everyone a happy and healthy holiday, adding a reminder to be very careful with holiday lights and anything electrical this holiday season.

Councilman Odierna attended the Cable Advisory Board Meeting, at which they discussed LMC-TV’s 2015 Budget. The only notable change in the budget for next year is the anticipated addition of \$50,000.00 in franchise fees. Councilman Odierna and other Town Board Members’ attended the Westchester Municipal Officials Dinner in Hastings, at which the discussion was how to deal with the press. On December 10<sup>th</sup>, Councilman Odierna attended *Greening the Code*, at the Town Center. This presentation was provided by PACE University as part of a grant they received to help Municipalities rewrite their codes to make them greener. On December 9<sup>th</sup> he and other Town Board Members’ attended a presentation by the Masters in Sustainability Columbia University Capstone Group. This presentation held at Mamaroneck High School, was regarding waste reduction. On December 9<sup>th</sup> County Executive Robert Astorino spoke at the Summit.

Councilwoman Katz attended both the Library Board Meeting and the Meeting of the Traffic Committee. At the Library Meeting it was announced that the Children’s Librarian will be retiring. Additionally, the Library Board continues to discuss the Transformation Project, adding they have received contributions in the amount of \$600,000.00., toward their goal of \$1.5 million. At the Traffic Committee Meeting much discussion involved the parking issues for residents around Richbell Road. The Committee will work on recommendations to make the parking situation better for residents of that area. Councilwoman Katz attending a wonderful concert at the Hommocks Middle School, adding how lucky we are to have such a strong arts program within our schools. In closing she wished everyone a happy holiday.

Councilwoman Elkind Eney attended the Hispanic Resource Center, Fiesta, on December 4<sup>th</sup>. They honored “Her Honor Mentoring Program”, noting the young women who it helps are so inspirational. On December 7<sup>th</sup> the Fire Department held their Annual Toy Drive/Skate with Santa. Councilwoman Elkind Eney thanked the Department for all their Community Service. She also attended the Summit meeting at which Robert Astorino spoke. On December 10<sup>th</sup> Councilwoman Elkind Eney attended the Recreation Meeting, and on the 10<sup>th</sup> she also attended the Greening of Code presented by Jeff LaJava from the PACE Law School. On December 11<sup>th</sup> she attended the Westchester Municipal Officials Dinner and found the presentation on Crisis Communication very informative. The Holiday Luncheon at the Senior Center was wonderful, adding a thank you to Maria Gallagher for her hard work.

Supervisor Seligson noted that she too attend many of the already reported on events, adding that she also attended the Holiday Party for At Home on the Sound, which took place at the United Methodist Church in the Village of Mamaroneck. It was so nice to be a part of the many holiday events throughout the Town of Mamaroneck. Supervisor Seligson announced that the Town’s 2015 Adopted Budget is available on the Town’s web site and also available in hard copy through the Administrator’s Office.

Councilman Odierna asked Mr. Altieri to recap the measures the Town took to minimize the impacts of the recent storm, of which Mr. Altieri did.

December 17, 2014

Supervisor Seligson thanked the Masters in Sustainability Program Students in the Columbia University Capstone Project. The students did an enormous amount of research on the solid waste situation in the Town and presented it very professionally to our residents.

Happy holidays to everyone!

**ADJOURNMENT**

On motion of Councilwoman Elkind Eney, seconded by Councilman Murphy, the meeting was unanimously adjourned at 9:00 PM

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Submitted by  
Christina Battalia, Town Clerk