

MINUTES OF 01/04/10 VILLAGE OF MAMARONECK BOT WORK SESSION

The work session began at 5:35 p.m. at the Conference Room of the Regatta

Attendees:

Mayor Norman S. Rosenblum
Trustee Toni Ryan
Trustee John Hofstetter
Trustee Louis Santoro
Trustee Marianne Ybarra
Village Manager, Richard Slingerland
Village Attorney, Christie Derrico
Clerk-Treasurer, Agostino A. Fusco
Building Inspector, John Winter
Assistant Building Inspector, Robert Melillo
Village Consulting Engineer, Keith Furey

Absent

None

Mr. Slingerland introduced the incoming Assistant Village Manager, Daniel Sarnoff, who comes from the Village of Scarsdale and will begin working for the Village of Mamaroneck on January 25, 2010.

3. LOMR Application (taken out of order)

Mayor Rosenblum suggested that this item be discussed first as there were many residents in attendance in regard to this issue. Mr. Slingerland gave background on the FEMA Flood Map revision application done by Leonard Jackson and Associates for the Ottinger property at 818 The Crescent. A letter was received by FEMA dated December 15, 2009 acknowledging receipt of an appeal of this map revision by Ms. McCrory. Mr. Slingerland stated that the Board needs to decide whether this map revision will be adopted by the Board. The matter of the Building Inspector issuing a temporary Certificate of Occupancy to the Ottinger's was also discussed. Mr. Winter informed the Board that he could issue a temporary CO if the map is adopted and revisit the issue if Ms. McCrory's appeal is upheld. Mr. Leonard Jackson informed the Board that if Ms. McCrory's appeal is upheld, he will appeal the appeal. Residents in attendance were asked to hold their comments until the Public Hearing on January 11th. The Board asked Mr. Winter to contact FEMA to get an indication of when they believe the appeal will be decided.

- Mr. Winter to contact FEMA and report to the Board.
- Public Hearing scheduled for January 11, 2010 Regular Meeting.

1. Submission to NYSDEC on SPDES Permit

Mr. Furey informed the Board that the stormwater management report is due each March. He has the information needed to file the report and will begin work on the report immediately. As part of

this report, Mr. Furey stated that a Stormwater Management and Erosion & Sediment Control Law needs to be adopted. This should have been done last year and the State has given the Village until March 2010 to have this law in place.

- Mr. Furey to file the MS-4 Report.

2. Stormwater Management and Erosion & Sediment Control Law

A draft of this Proposed Local Law was submitted to the Board. Mr. Furey reviewed this draft and stated that as Mamaroneck is unique, being at the bottom of a watershed, parts of the model law do not fit our situation as parcels inside the 100-year flood zone that are under one acre do not want to retain water, they need to make sure that the water quality is such that the water can be distributed to the Sound or other body of water. The Board needs to give direction on the threshold of area of construction for those parcels outside of the 100 year flood zone that would need retention systems. Mr. Furey believes that 1,000 square feet is a good number as that is the area in which one recharger would hold the amount of runoff

The Board asked Ms. Derrico to review Rye's Stormwater Management Law before completing the next draft.

- Tabled to a future work session.

4. Proposal from NY GIS Group

Mr. Slingerland informed the Board that the Village received grant funds in the amount of \$15,000 to put our tax maps on our GIS system and also the internet. Mr. Melillo has met with Michael Monxhwedey of the NY GIS Group regarding this project. This group will get this material on the internet free of charge to the Village. There will be a \$3,500 yearly maintenance fee charged to keep this information current and available. Trustee Ryan asked who would own the digital information; the Village or NY GIS. She also asked if, after use of this system reached a certain number, would the NY GIS Group reduce the fee they were charging us. Mr. Melillo to find out.

- Mr. Melillo to confirm that the Village would own any and all data given to NY GIS.
- Authorization of Agreement with NY GIS on January 11, 2010 Meeting Agenda.

Fireman's Carnival (Not on Agenda)

Chief DeLitta joined the meeting. A letter was sent to the Mayor with the dates for the 2010 Fireman's Carnival. The carnival committee also sent a letter requesting that the site be moved from the field on the east basin (in front of the Pavilion) to a larger site on the west side of the Harbor closer to Boston Post Road. The committee feels that the venue would be larger and more visible at that site. Mr. Slingerland informed Chief DeLitta that this may not be possible as the County will be using part of that area as their staging area for the sewage treatment plant construction.

The Board agreed to the dates, but asked Mr. Slingerland to speak to the County before agreeing to the move.

- Approval of dates on January 11, 2010 Meeting Agenda.
- Approval of venue move tabled to future meeting.

5. Discussion on Hook & Ladder Building

Mr. Melillo informed the Board that he has inspected the Hook and Ladder Firehouse building and the roof is in major disrepair and is leaking into the attic. The chimney is also cracked and the flashing needs to be replaced. Options for use of or rental or sale of the building were discussed. The Board decided to get the roof fixed at this point and put off any further discussion on potential uses to a future work session.

- Mr. Slingerland to put specifications together and get bids for repair of roof.
- Repair will be funded by future Bond.

6. Potential License Agreement for 265 Mamaroneck Avenue

Mr. Slingerland informed the Board that Haiku Asian Bistro has been storing their garbage dumpster on Village property behind their restaurant. The Village Attorney has drafted a license agreement between the Village and Charles Arcadipane, owner of Haiku for lease of the space at a fee of \$50/month. Trustee Hofstetter asked if instead of a flat fee, a percentage of their property taxes could be used as a computation of the fee so that this same method may be used for future lease agreements; Ms. Derrico to investigate past agreements and notify the Board of past practice. The Board agreed that the fee should be the larger amount between a percentage and \$50/per year. Upon agreement of fee by the Board, Mr. Slingerland can execute the agreement without further Board approval.

7. Lease Agreement at 650 Halstead Avenue

Mr. Slingerland informed the Board that this is for the Village's Records Management Facility. He also stated that he is working with Ms. Derrico and Mr. Spatz, the building owner to lower the cost of the increases in the years 2011 – 2015.

- Authorization of Agreement on January 11, 2010 Meeting Agenda.

8. Draft of Metro North Letter Agreement

Mr. Slingerland informed the Board that this agreement was received by the Village in November and that the Fire Department has reviewed the detour plan. The Board thought it a good idea to have the EMS, Police Department and WJWW review the planned detour as well. The Board asked Ms. Derrico to confirm how long this construction should take as well as the daily hours they plan to

work. They also asked her to investigate alternate detour plans for passenger cars, as the current plan seemed to be specifically for truck traffic. Mayor Rosenblum also asked Ms. Derrico to add the words “or the Village of Mamaroneck” in the last sentence of paragraphs 2 and 4, so that they read: “In no event shall Metro North **or the Village of Mamaroneck** be responsible for any costs resulting from deviations to the Detour Plan. He also asked that paragraph 10 be removed as Metro North, as contractor should be responsible for the project.

- Ms. Derrico to report back at 1/19 Work Session.

9. Request from Emelin Theatre

Mr. Slingerland stated that the Theatre has asked the Village to increase their yearly support from \$12,000 to \$16,000. Mayor Rosenblum feels that the Village is not in a position to increase the amount of funding given to the Theatre. The Board agreed not to increase the funding this year.

10. Lease Renewal with Larchmont-Mamaroneck Community Counseling Center

The Board reviewed the proposed lease renewal agreement and approved the authorization for a two year extension.

- Authorization of Agreement on January 11, 2010 Meeting Agenda.

11. Ethics Code Issues

The issues with the current Disclosure Form were discussed. The Board asked Ms. Derrico to review forms from other municipalities and to work with the Ethics Committee on their current review of the form. Mayor Rosenblum also suggested that Rob Welsh and the PBA comment on the form.

- Further discussion tabled to future Work Session.

12. Land Use Code Changes

Mayor Rosenblum has asked the Land Use Boards to review land use code changes suggested in the December 14, 2009 memo from Frank Fish. Trustee Ryan asked when Mr. Fish was charged with the task of reviewing and recommending changes to the code, as the Board was not involved with this direction.

- Item tabled to February 1, 2010 Work Session.

13. Level One Truck Inspector Training

Mr. Slingerland informed the Board that the Police Chief has requested that Officer Scott Fraioli be trained as a Level 1 Truck Inspector. There is no cost for the training, as Mr. Fraioli is being sponsored, except for travel, food and lodging and that there is money in the department's training

budget to cover these costs. This would increase the amount of fines that can be written by Officer Fraioli and would eliminate the need to pay for an inspector to be called in when needed.

- Mr. Slingerland to obtain written request from Chief for future Board Meeting approval.

14. Final Draft Report and Recommendations of Ad Hoc Task Force

The final draft report and recommendations have been received from the Downtown Ad Hoc Task Force. Mayor Rosenblum suggested that it be reviewed by the Mamaroneck Avenue Task Force before any implementation. The Board agreed that the draft report should be put on the website for public consumption.

- Mr. Slingerland to forward report to MATF.
- Ms. Roberts to put report on website.
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On motion of Trustee Ryan, seconded by Trustee Santoro:

RESOLVED that the Board convene to Executive Session to discuss pending litigation and matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of particular individuals.

Ayes: Ybarra, Santoro, Ryan, Hofstetter, Rosenblum

Nays: None

ADJOURNMENT

There being no further business to come before the Board, on motion duly made and seconded, the meeting was adjourned.

PREPARED BY:
SALLY J. ROBERTS,
SECRETARY

RESPECTFULLY SUBMITTED BY:
AGOSTINO A. FUSCO,
CLERK-TREASURER