

MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF  
MAMARONECK HELD ON MONDAY, MARCH 14, 2011 AT 7:30 P.M. IN THE COURTROOM AT  
VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT:	Mayor	Norman S. Rosenblum
	Trustees	Louis N. Santoro Toni Pergola Ryan John M. Hofstetter Sid Albert
	Village Manager	Richard Slingerland
	Village Attorney	Katherine Zalantis
	Clerk-Treasurer	Agostino A. Fusco
	Assistant Village Manager	Daniel Sarnoff
ABSENT:	None	

**CERTIFICATES OF ACHIEVEMENT**

The following Bellows School students received Certificates of Achievement for their winning essays written in a "Why I Love Mamaroneck" contest sponsored by the Mamaroneck Elks Lodge. Ms. Louise Yannuzzi, Exalted Ruler of the Elks gave background on this project and others that they get involved in with regard to the children and youth in the Village of Mamaroneck. The children read their winning essays.

First Place: Anna Romani (3<sup>rd</sup> grade)  
Jake McSweeney (4<sup>th</sup> grade)  
Declan Flood (5<sup>th</sup> grade)

Second Place: Kyle Treacy (3<sup>rd</sup> grade)  
Maggie Victory (4<sup>th</sup> grade)  
Tony Leone, Jr. (5<sup>th</sup> grade)

Third Place: Evan Dunne (3<sup>rd</sup> grade)  
Luke Puccella (4<sup>th</sup> grade)  
Maggie O'Malley (5<sup>th</sup> grade)

Mayor Rosenblum congratulated the children on a job well done. He also congratulated the principal of the school and the two teachers involved in this project. He also thanked Dr. Mustich, the school superintendent, who was in attendance.

**MAYOR'S REPORT – THIS IS MAMARONECK**

Ms. Ann Marie Terrone, Director of KEEPS, presented to the Board and Village residents. Ms. Terrone has been director since the center opened in 1983. KEEPS is a quality after school program for children from kindergarten to sixth grade located at 168 West Boston Post Road. They are a not for profit organization that is funded by tuition and donations. KEEPS serves both the Mamaroneck and Rye Neck School districts and they transport the children from the schools to the center each day. Ms. Terrone gave an overview of a typical day at KEEPS as well as the activities offered, that compliment, rather than duplicate the school day. Ms. Terrone discussed the credential of their staff. Linda Karell, a KEEPS parent and member of their Board of Directors appeared to speak about the program. When her family moved to Mamaroneck, one of the first things they did was look for child care and KEEPS fit the bill. Ms. Terrone gave contact information for KEEPS.

Trustee Ryan thanked Ms. Terrone. She was also a member of the KEEPS Board. She appreciates their being here for the community. Trustee Hofstetter also shared his experience with the KEEPS program as his children attended their program.

**PUBLIC HEARING ON PLL B-2011 (IDLING LEGISLATION)**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Board of Trustees of the Village of Mamaroneck on the 14<sup>th</sup> day of March, 2011, at 7:30 p.m., or as soon thereafter as all parties can be heard, at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, to consider PROPOSED LOCAL LAW B-2011, a local law amending Chapter 326 (Vehicles and traffic) Section 19 (Engine idling prohibited) of the Code of the Village of Mamaroneck.

PLEASE TAKE FURTHER NOTICE that a copy of Proposed Local Law B-2011 is on file with the Clerk-Treasurer of the Village of Mamaroneck and on the Village of Mamaroneck website.

PLEASE TAKE FURTHER NOTICE that at said public hearing, all persons interested will be given an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF  
THE VILLAGE OF MAMARONECK, NEW YORK

Agostino A. Fusco  
Clerk-Treasurer

Dated: March 4, 2011

On motion of Trustee Ryan, seconded by Trustee Albert,

RESOLVED that the Public Hearing on PLL B-2011 be and is hereby opened.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

Mr. Andrew Spatz of 650 Halstead Avenue appeared. Mr. Spatz thanked the Village's staff, Board, Fire, Police and DPW for the amazing job done this past winter season. Mr. Spatz owns property in the Village and at one of these locations, there is a commercial ice processing company. He appreciates the spirit of the law, however, wants to make sure that the law is written so that it does not negatively impact the industrial and manufacturing portion of the Village. He is concerned that the law would prevent a truck to idle more than three minutes while loading and unloading ice, as this act takes longer than three minutes and the engine needs to run so that the ice does not melt. Ms. Zalantis noted the section of the law that would cover this concern, stating that this law is in effect unless the engine is used to operate a loading, unloading or processing device. Mayor Rosenblum asked if the legislative intent can be included in the language of the law. Trustee Ryan informed residents that this was discussed when the Committee for the Environment first investigated this law. They felt that discretion on the part of police officers would be needed for different situations. They would understand the difference between someone keeping their car running to keep it cool or warm and those using the vehicle to load and unload materials that need to be kept in a temperate controlled vehicle. Mayor Rosenblum believes that this intent should be part of the law, so that there are no questions going forward.

Trustee Santoro asked if residents may idle on private property as that is not covered in the law. Ms. Zalantis stated that the Village does not have jurisdiction over private property and yes, idling can occur on private property. Ms. Ann Metcalf, member of the Committee for the Environment appeared regarding this local law. This law is very similar to what other neighboring committees already have in place. Ms. Michaela Zeuss, co-chair for the CFTE also appeared in support of this law, especially in the area around schools. Ms. Zeuss appreciates the issue raised by Mr. Spatz and agrees with Trustee Ryan that discretion should be used. Ms. Zeuss read statistics from the EPA on the dangers of emissions caused by car idling. Ms. Hannah Barrack, Village of Mamaroneck eighth grade student appeared on behalf of her fellow students. Ms. Barrack read a statement in support of the law.

Mayor Rosenblum supports the local law; however, would like to add for the record that the intent of this is to improve the environment and not to punish the business community. Trustee

Hofstetter also agrees that the law is necessary and suggests adding the following language to the last sentence of paragraph A; unless an engine is used to operate a loading, unloading of processing device, **or a vehicle is being actively loaded or unloaded with perishable materials.** Mayor Rosenblum agrees with this, but stated that if this is added, the public hearing would have to be re-noticed. He believes that as long as the police officer has the discretion in writing the ticket, this would suffice. Trustee Ryan stated that Chief Leahy reviewed and is in support of this law. He met with the CFTE and they believe that Chief Leahy understands the discretion. Trustee Ryan also believes that the police understand that businesses need to function and that this will not be a problem and that the officers will concentrate on the areas around schools and parks.

On motion of Trustee Albert, seconded by Trustee Ryan:

RESOLVED that the Public Hearing on PLL B-2011 be and is hereby closed.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that Proposed Local Law B-2011 be and is hereby adopted and shall read as follows:

### **LOCAL LAW NO. 3-2011**

A local law amending Chapter 326 (Vehicles and traffic) Section 19 (Engine idling prohibited) of the Code of the Village of Mamaroneck.

Be it enacted by the Board of Trustees of the Village of Mamaroneck as follows:

**SECTION 1.** Section 326-19 of the Village Code, entitled "Engine idling prohibited" is hereby amended to read as follows:

§ 326-19. Engine idling prohibited.

A. No person shall cause or permit the engine of a motor vehicle, other than a legally authorized emergency motor vehicle or any government vehicle engaged in official government business, to idle for longer than three minutes on Village-owned property or a street, road or highway within the Village while parking, as defined in § 129 of the Vehicle and Traffic Law, while standing, as defined in § 145 of the Vehicle and Traffic Law, or while stopping, as defined in § 147 of the Vehicle and Traffic Law, unless the engine is used to operate a loading, unloading or processing device.

B. When the ambient temperature is in excess of 40° F., no person shall cause or permit the engine of a bus, as defined in § 104 of the Vehicle and Traffic Law, to idle while parking, standing or stopping on Village-owned property or a street, road or highway within the Village.

**SECTION 2.** If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**SECTION 3.** This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

**PUBLIC HEARING ON PLL C-2011 (RE-ENACTING TERM LIMITS FOR VOLUNTEER BOARDS & COMMISSIONS)**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Board of Trustees of the Village of Mamaroneck on the 14<sup>th</sup> day of March, 2011, at 7:30 p.m., or as soon thereafter as all parties can be heard, at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, to consider PROPOSED LOCAL LAW C-2011, a local law amending Chapter 48 of the Village Code regarding instituting term limits for persons appointed to serve on boards, commissions, councils and committees.

PLEASE TAKE FURTHER NOTICE that a copy of Proposed Local Law C-2011 is on file with the Clerk-Treasurer of the Village of Mamaroneck and on the Village of Mamaroneck website.

PLEASE TAKE FURTHER NOTICE that at said public hearing, all persons interested will be given an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF  
THE VILLAGE OF MAMARONECK, NEW YORK

Agostino A. Fusco  
Clerk-Treasurer

Dated: March 4, 2011

On motion of Trustee Ryan, seconded by Trustee Hofstetter:

RESOLVED that the Public Hearing on PLL C-2011 be and is hereby opened.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

Mayor Rosenblum reviewed the changes to the law. Mr. Irving Sharf of Richbell Road appeared in support of changing this law back to the way it was until recently changed. He believes that as it had worked for years, it should not have been amended. Mr. Dan Natchez of Alda Road appeared. Mr. Natchez is in support of this law. He was recently at another community where members of a board he appeared before were there for over 15 years and they kept saying that they did things, "because that is the way it has always been done." He believes that new blood institutes new ideas and broadens views.

Mayor Rosenblum stated that there are obvious differences in opinions. The reason why this law was changed last year was to offer this and future boards a tool to address any issues that may come up. He asked why the law is being changed back; as he does not believe that any abuses have happened since this law was amended. At this point, the Mamaroneck Avenue Task Force is short two members and Mr. Saidur Dawn was willing to continue to serve; however because of the old law, he was not able to. He believes that there are situations that arise and that the law the way it stands can help resolve these issues.

Trustee Ryan stated that when this law was changed last year, it did not appear that anything was broken; the change seemed to come out of nowhere. Trustee Ryan, as liaison to two committees sees the great benefit in having new committee members on these committees. In all the years this law was in effect, there were no problems with it and that is why she believes it should be changed back.

Trustee Hofstetter believes that the change last year was not necessary. He believes that it benefits the Village to have new ideas and new members on their committees. Trustee Albert agrees and does not believe that one year is not a long time for an individual to have to stay off a board before being reappointed.

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that the Public Hearing on PLL C-2011 be and is hereby closed.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

On motion of Trustee Hofstetter, seconded by Trustee Ryan:

RESOLVED that Proposed Local Law C-2011 be and is hereby adopted and shall read as follows:

BOT 3/14/2011 p. 7  
**LOCAL LAW NO. 4-2011**

A local law amending Chapter 48 of the Village Code Regarding Instituting Term Limits for  
Persons Appointed to Serve on Boards, Commissions, Councils and Committees

Be it enacted by the Board of Trustees of the Village of Mamaroneck as follows:

**SECTION 1.** Section 48-1 of the Village Code, entitled "Terms of Appointment" is hereby amended to read as follows:

§ 48-1. Terms of appointment.

A. Persons appointed to serve on boards, commissions, councils and committees of the Village of Mamaroneck, shall serve for no more than two consecutive terms. For a member filling a partial term of less than one year, this time period does not count towards the two terms.

B. Persons desiring to serve on a board, commission, council or committee after they have served for two consecutive terms, must wait no less than one year, or the time frame between two organizational meetings of the Board of Trustees, whichever is less, after expiration of the second consecutive term before being eligible to serve as a member again.

C. For the purpose of this section, the following terms shall have the meanings indicated:

TERM -- Any appointment of one year or more.

**SECTION 2.** If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**SECTION 3.** This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Ayes: Albert, Hofstetter, Ryan

Nays: Santoro, Rosenblum

Trustee Santoro stated that there are two openings on the Mamaroneck Avenue Task Force and no one has come forward. Mr. Saidur Dawn is willing to serve; however, he cannot. He brought up at the last work session the subject of setting an example and having term limits set for the Board of Trustees as well. He has not received any comments from board members. He asked the Village Attorney to please look into if this can be done.

**PUBLIC HEARING ON PLL D-2011 (ELIMINATING ALTERNATES FROM PLANNING & ZONING BOARDS)**

BOT 3/14/2011 p. 8  
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Board of Trustees of the Village of Mamaroneck on the 14<sup>th</sup> day of March, 2011, at 7:30 p.m., or as soon thereafter as all parties can be heard, at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, to consider PROPOSED LOCAL LAW D-2011, a local law amending Chapters 58 and 342 of the Village of Mamaroneck Code eliminating the provisions for alternate members of the Planning Board and Zoning Board of Appeals.

PLEASE TAKE FURTHER NOTICE that a copy of Proposed Local Law D-2011 is on file with the Clerk-Treasurer of the Village of Mamaroneck and on the Village of Mamaroneck website.

PLEASE TAKE FURTHER NOTICE that at said public hearing, all persons interested will be given an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF  
THE VILLAGE OF MAMARONECK, NEW YORK

Agostino A. Fusco  
Clerk-Treasurer

Dated: March 4, 2011

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that the Public Hearing on PLL D-2011 be and is hereby opened.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

Mayor Rosenblum stated that this law was changed at the same time as the term limit law to offer this and future boards a tool as there have been several occasions when an applicant appearing before one of these boards does not want to go forward with four instead of five members voting when a member is either absent or has recused him or herself.

Trustee Hofstetter is concerned that as this law is amending the previous law in its entirety, what this means for pre-existing boards. Ms. Zalant is stated that it was never the intent to recreate these boards when the law was changed last year. These boards have been in existence for over 40 years and will continue in their current state.



Trustee Ryan stated that when this law was changed there were many members from Planning and Zoning Boards who stated that they did not believe that alternates should be used. There was one letter in support of this change at the time. She listened to these members and that is why this is being brought forward at this time.

Trustee Hofstetter brought up the subject that land use board members need to have a certain amount of training each year. He also stated that when he raised the issue of the Mamaroneck Beach and Yacht Club application last year, the Mayor stated that he would not be appointing alternates to the Planning Board while this application was being heard and Trustee Hofstetter believes this is because he knew he was on shaky legal ground. The Mayor stated that statement is not true; he believes that it was solid ground according to New York State. Trustee Hofstetter is also concerned that this law does not read that it is continuing without lapse or interruption and he believes that means we need to appoint new Planning and Zoning Boards. Ms. Zalantis stated that this can be tabled to executive session to discuss further.

Mayor Rosenblum stated that Ms. Doreen Roney wrote a letter regarding reminding the Village of the annual requirements for training of Planning and Zoning Board of Appeals members, which will be part of the record for this proposed local law.

Trustee Albert stated that he appreciates the time and effort given by volunteers and he believes that they should have been listened to when they objected to this law being changed last year.

Mr. Dan Natchez of Alda Road appeared. As someone who appears frequently before these boards, he is in total support of the repeal of alternates as it becomes a complicated issue with different members coming and going. The approach of having no alternates has worked for decades.

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that the Public Hearing on PLL D-2011 be and is hereby closed.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that Proposed Local Law D-2011 be and is hereby adopted and shall read as follows:

**LOCAL LAW 5-2011**

A Local Law to Amend Chapters 58 and 342 of the Village of Mamaroneck Code Eliminating the Provisions for Alternate Members of the Planning Board and Zoning Board of Appeals

BE IT ENACTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAMARONECK:

SECTION 1. Purpose:

The purpose of this local law is to eliminate provisions for alternate members of the planning board and the zoning board of appeals.

SECTION 2. Amendment to Chapter 58:

Section 58-1 of the Village Code on the Planning Board, entitled, PLANNING BOARD, is hereby amended by eliminating from Section 1 all references to alternate members so that it shall read as follows

A. Statutory authorization; powers; board membership; terms.

A Planning Board is hereby created pursuant to Chapter 7-718 of the Village Law of the State of New York hereby giving and granting to said Planning Board all of the powers enumerated in said Chapter 7-718 of the Village Law of the State of New York, or any amendments thereto, including, but without limiting the generality of the foregoing, the power to approve plans showing new streets or highways and, simultaneously with the approval of such plans, either to confirm the zoning regulations of the land so platted as shown by the Official Zoning Map of said village or to make any reasonable change therein in accordance with the provisions of said Act or amendments thereto. Board membership shall include a total of five (5) members. Terms of membership for members shall be five (5) years.

B. Section 58-1 subsections B and C are hereby repealed.

SECTION 3. Amendment to Chapter 342:

Section 342-88 of the Village Code on the Board of Appeals, entitled, "Continuation of existence" is hereby amended by eliminating from Section 88 all references to alternate members so that it shall read as follows:

A. Continuation of existence; board membership; terms.

The Board of Appeals is hereby created pursuant to the provisions Chapter 7-712 of the Village Law the State of New York and shall consist of five (5) members. Board membership shall include a total of five (5) members. Terms of membership for members shall be five (5) years.

B. Subsections B and C are hereby repealed.

SECTION 4. Severability

If any clause, sentence, paragraph, section or part of this chapter shall be adjudged by any court of competent jurisdiction to be invalid, such adjudication shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such adjudication shall have been rendered.

SECTION 5. Effective Date

This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Ayes: Albert, Hofstetter, Ryan

Nays: Santoro, Rosenblum

Mayor Rosenblum asked to take Items 5A and 5J out of order as there are many fire fighters in the audience regarding these two items.

A. Authorization for Village to Enter into a Lease to Purchase Agreement for Aerial Fire Apparatus

Mayor Rosenblum stated that when this truck was authorized for purchase, the bond resolution was not approved by a super majority (four votes); therefore, funding to pay for this truck needs to be secured.

Mr. Slingerland gave background on the Requests for Proposal and results of that RFP. Mayor Rosenblum stated that this was discussed in work session and in executive session. This engine is ordered and there is a contract. If the funding is not secured, the Village has the potential of opening up a lawsuit which would end up costing the Village much more money.

Ms. Marianne Ybarra of Standish Place appeared. Right now, our old ladder can only hold an additional 200 pounds with a firefighter on the ladder. This new truck can support 1,000 pounds and has a platform. With the existing ladder, you have to come down the ladder rung by rung. She stated that she would be scared coming down a ladder this way and can only imagine how a child or elderly person would feel. She also asked how a handicapped person would get down this ladder. She asked that the Board please consider this resolution.

Mr. Jim Desmond of Prospect Avenue appeared to ask if we are leasing or buying the truck. Mr. Slingerland stated that this is a lease to purchase the truck, which spreads the payments over a five year period at which time the Village takes possession of the truck.

Mr. Dan Natchez of Alda Road appeared. He asked about financing by the company that we are purchasing the truck from. Mr. Slingerland stated that the proposed funding is at a better rate than is being offered by Northeast Fire Equipment and Apparatus.

**RESOLUTION RE:  
AUTHORIZATION TO EXECUTE A LEASE-PURCHASE AGREEMENT FOR AERIAL  
PLATFORM FIRE APPARATUS**

WHEREAS, by resolution of October 12, 2010, the Village Board awarded Contract 2010-07 – Furnish and Deliver One (1) New or Demonstration Low-Profile 100' Aerial Platform Fire Apparatus to Northeast Fire Equipment and Apparatus, 10 Stillman Avenue, North Haven, CT 06473, for their bid price of \$835,000, plus another \$8,692 for the delay of payment on the chassis as provided in their bid, for a total amount of \$843,692 to be financed, based on the Village's position that there would be no payment for the truck prior to delivery and acceptance of the vehicle by the Village; and

WHEREAS, in order to establish a source of funding for the lease-to-purchase, the Board of Trustees adopted a resolution on October 18, 2010, establishing that the sources of funding were authorized as either general operating funds, fund balance, or debt; and

WHEREAS, subsequent to this award, the Village's financial advisors issued a Request for Proposals for an Installment Financing Agreement to secure financing for such purchase; and

WHEREAS, on the RFP response date of February 28, 2011, three (3) proposals were received with the lowest responsible proposal submitted by JP Morgan Chase Bank, N.A. for an annual lease rate of 2.1% over a five year term.

On motion of Mayor Rosenblum, seconded by Trustee Santoro:

RESOLVED, that the Village Manager is herein authorized to execute a Lease-Purchase Agreement with J.P. Morgan Chase, N.A. to provide such financing for the purchase of the Aerial Platform Fire Apparatus awarded pursuant to Contract 2010-07 in the total amount of up to \$843,692; and be it further

RESOLVED, that the Village Manager is herein authorized to undertake such administrative acts as may be required to effectuate such lease-purchase.

Ayes: Albert, Ryan, Santoro, Rosenblum

Nays: Hofstetter

Trustee Hofstetter stated that he voted no on the purchase of the fire truck because he believed that we could have found mutual aid to tie us over at this point in time with the economy being what it is. There are many municipalities that are having layoffs to control costs and he does not believe that this is the time to be spending this kind of money when other options could have been investigated. He stated that all departments have to tighten their belts and that is why he is voting no. He also stated that not all fire fighters are in agreement with the purchase of this truck.

Trustee Ryan stated that she voted yes as because approvals had already been given by a prior majority of the Board to purchase the ladder truck and to fund it though leasing. We were merely approving the financial institution that offered the Village the most cost effective leasing plan. She also believed the potential for penalties and legal issues were very real if we did not move ahead.

Trustee Santoro asked to clarify comments made by Trustee Hofstetter. He believes that cuts can and should be made where it is necessary, cutting here is not necessary.

H. Addition of Agenda Items 5I and 5J

Before hearing Item 5J, Mr. Slingerland asked the Board to pass the resolution adding this and agenda Item 5I to tonight's agenda.

ADDITION OF AGENDA ITEMS 5I AND 5J

WHEREAS, in accordance with the BOT Rules of Procedure, any item or items added to the agenda after the agenda was prepared, finalized and posted on the Village's website requires a vote.

On motion of Trustee Ryan, seconded by Trustee Santoro:

RESOLVED that Agenda Item 5I, Appointments to Ad Hoc Committee to Review Dogs in Parks Conceptual Proposal, be and is hereby added to the March 14, 2011 Board of Trustee Regular Meeting Agenda.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

J. Authorization to Purchase Pump for Fire Boat

Mayor Rosenblum stated that this pump is for a boat that was authorized and purchased last year. These funds are not above what has been budgeted by the Fire Department for their use towards what equipment they feel necessary and most needed.

When questioned, Chief DeLitta stated that all equipment including hoses gets tested every year. Trustee Ryan asked Chief DeLitta if funds from the sale of the old boat and the old ladder truck will be given back to the Village to help fund the purchase of this and other equipment. Chief DeLitta stated that the ladder truck was sold and the funding was recouped to the Village. The other equipment of value has been taken off of the old fire boat and will be reused and this boat will be sold and the funds recouped by the Village.

Trustee Albert asked the Chief if he could please come up with a long range plan of what equipment is going to be needed in the future. Chief DeLitta stated that at the presentation for the ladder truck, he put together a long range plan for purchase of apparatus needed through 2035. This PowerPoint presentation has been given to the Assistant Village Manager.

Trustee Hofstetter stated that he will be voting no as he is concerned with the costs we are faced with and spending the amount of money we did on the new firehouse and particularly for a heated apron that has never been installed, it is hard to discern where the value is.

Trustee Santoro commended the Chief for coming in under budget two years in a row. Mayor Rosenblum stated that the Fire Department was the only department that cut their budget when asked to come in at a zero percent increase. Mayor Rosenblum asked where Trustee Hofstetter's concerns were when the Library funding was voted on. Trustee Hofstetter clarified that the Library is not a department within the Village. We are legally obligated to get funding for the Library; however, we are not responsible for the payment of their debt.

**RESOLUTION RE:  
AUTHORIZATION TO PURCHASE A PUMP FOR THE FIRE DEPARTMENT WORK BOAT**

WHEREAS, by resolution of November 23, 2009, the Village Board of Trustees authorized the purchase of a Used 22-Foot Anvil Aluminum Tuff Boat to be used by the Village of Mamaroneck Fire Department as a Work Boat in the amount of \$35,000 from Sea Tow, of Mamaroneck, NY; and

WHEREAS, an item reviewed concomitant with the award of the purchase contract was that the radio equipment would be transferred from the existing fire boat but that a new pump would need to be purchased for the work boat at an estimated between \$10,000 and \$15,000; and

WHEREAS, the Village solicited quotes for a pump for the fire boat and received three (3) responses with the lowest responsible quote submission received from Firematic Supply Co., 10 Ramsay Road, Shirley, NY 11967-4704 for a grand total of \$12,245 including shipping for a 55 Horsepower CET pump.

On motion of Trustee Albert, seconded by Trustee Ryan:

RESOLVED, that the Village Manager is herein authorized to purchase one (1) CET 55 Horsepower Fire Pump from Firematic Supply Co., 10 Ramsay Road, Shirley, NY 11967-4704 in the amount of \$12,245.00; and be it further

RESOLVED, that the costs associated with such purchase be charged to A.3410.0435

Ayes: Albert, Ryan, Santoro, Rosenblum

Nays: Hofstetter

## **1. COMMUNICATIONS TO THE BOARD**

Ms. Katherine Desmond of Prospect Avenue appeared. Ms. Desmond appeared regarding the water quality issue mentioned in the draft revision of the LWRP. Ms. Desmond was unable to attend the public comment period for the LWRP revision. She served on two different Mayor's committees and learned a lot about water quality. She wants to make sure that there is a person who "owns" that problem in the Harbor. There is a tremendous amount of data given to the Village by the state every year and she believes that this information is very important. This work was undesignated when the CZM was merged into what is now the HCZM. She didn't see this specific issue in the draft as it was in the original LWRP. Mr. Slingerland requested that comments be sent to him via email.

Mr. Jim Desmond of Prospect Avenue appeared regarding Item 5G, which is scheduled to be tabled this evening. Mayor Rosenblum stated that this issue needs more discussion and the final decision will be made by the Board of Trustees. Mr. Desmond saw who was appointed to the review committee and as they are a good cross section of the Village, he does not believe that they are necessarily Harbor people. Mayor Rosenblum agrees that the make up of the committee should include experienced people and the Village has Charlie McCaffrey as our consultant, who was one of the original drafters of the first

LWRP, as well as members of the land use boards that cover these issues. All groups and individuals will have an opportunity to give input on this revision. When asked about the grant, Mr. Slingerland gave history of this grant and the extensions that have been given. As we have begun the efforts to get this revision done, we can and will reach out to the state for an extension. Mr. Sarnoff believes that the Department of State would like to see the Village complete this task, as it has been in the pipeline a very long time.

Ms. Peggy Jackson of N. James Street appeared. After the two storms this week, the county sewer line that runs on the Harrison side of the river is seriously undermined in a section below the road to nowhere. The river bank supporting that trunk line is beginning to erode and if one of those lines breaks, the Village will be in a tremendous amount of trouble. She asked that the Village ask the county to inspect that sewer line the whole length of the river and to validate that it is in good shape.

Mr. Dan Natchez of Alda Road appeared. Mr. Natchez stated that the Department of State has contractual deadlines and they are more interested in what we are doing than meeting a certain time frame. Mr. Slingerland stated that he agreed that the Department of State is more interested in the Village producing a quality work product than meeting a specific deadline and he would make sure the Village contacted the State to explore further extensions.

Dr. Charles Morelli of Beach Avenue appeared on the Pine Street issue, as the meeting to discuss this issue was cancelled as it was not properly noticed and has not been rescheduled. All involved agreed that the Village Engineer and Attorney should submit their comments so that the time spent in the meeting can be done in the most efficient manner. He asked that the meeting be rescheduled this evening. Dr. Morelli resents having to be at another meeting, after 10 years to resolve an issue that is no fault of his or of the Village, but of one man. The Village had a \$50,000 bond that had to be given back as the then Board of Trustees did not understand that the bond had a sunset provision. He believes that the issue is simple; a person caused this issue and this person should fix it. The builder was given a temporary certificate of occupancy ten years ago and was told that he would be given a permanent certificate of occupancy when the street is suitably approved. The Village needs to do their job and have him fix the problem that he created. Mayor Rosenblum stated that he is dedicated to finding a solution to this issue.

Mr. Slingerland suggested that rather than trying to schedule a time with all of the Board that the Village Attorney, Building Inspector and he meet with Dr. Morelli and Dr. Morelli agreed.



**2. APPROVAL OF MINUTES**

A. Minutes of BOT Regular Meeting of February 28, 2011 (Including Public Hearings)

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that the Minutes of the Board of Trustees Regular Meeting of February 28, 2011 be and are hereby approved.

Ayes: Albert, Hofstetter, Ryan, Santoro

Nays: None

Abstain: Rosenblum

**3. AUDIT OF BILLS**

On motion of Trustee Albert, seconded by Trustee Santoro:

RESOLVED that the Abstract of Audited Vouchers listed below dated March 14, 2011, copy being filed with the Village Clerk, be and the same are hereby ordered paid:

General Fund	\$ 251,715.43
Mamaroneck Health Center	657.71
Guarantee & Bid Deposit	500.00
Escrow Deposit	<u>7,598.97</u>
	\$ 260,472.11

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

**4. OLD BUSINESS**

None

**5. NEW BUSINESS**

A. Heard Previously

B. Acceptance of Grant from NY DCJS to Replace Police Department Firearms

**RESOLUTION RE:  
ACCEPTANCE OF GRANT AWARD FROM STATE OF NEW YORK DIVISION OF CRIMINAL  
JUSTICE SERVICES**

WHEREAS, the Village OF Mamaroneck has received a grant from the State of New York Division of Criminal Justice Services (DCJS) – Grant Agreement #TM78417 – which will allow it to replace firearms owned by the Police Department which have reached the end of their useful life; and

WHEREAS, the cost to replace such pistols, when factored in conjunction with their trade value, would be \$8,444.52 pursuant to New York State Contract pricing, however through this grant, the Village will be able to replace its entire stock of Glock pistols at no cost.

On motion of Trustee Hofstetter, seconded by Trustee Albert:

RESOLVED, that the Village Manager, Police Chief are herein authorized to undertake such administrative acts as may be required pursuant to the terms of Grant Agreement #TM78417 – including execution of the grant agreement and processing of vouchers to order new pistols for the Village of Mamaroneck Police Department.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

Mr. Slingerland stated that a budget amendment would need to be adopted to reflect the revenue being received and expenditure for the replacement of the pistols.

WHEREAS, The Village of Mamaroneck Police Department is interested in filing an application to the State (DCJS) program, for replacement of all Police department handguns; and

WHEREAS, the grant project amount is approximately \$8,500, with no matching funds required from the Village; and

WHEREAS, the grant will fund the purchase of 46 Large Glock, 12 medium Glock Pistols, and 4 Glock training pistols totaling \$25,589, netted against a credit of \$17,145 for trade in on old equipment leaving a balance of \$8,444.52 , and;

On motion of Trustee Hofstetter, seconded by Trustee Albert:

RESOLVED, that the Board of Trustees of the Village of Mamaroneck hereby authorizes the (DCJS) grant application to be filed with the DCJS program, and;

BE IT FURTHER RESOLVED, that the proper Village officers are hereby authorized and directed to modify the 2010/11 General Fund Budget by making the following budget amendment.

<u>Dr.</u>		<u>Cr.</u>	
<u>Account No.</u>	<u>Amount</u>	<u>Account No.</u>	<u>Amount</u>
A.5100 Estimated Revenues		A.9600 Appropriations	
0300 State Aide		3120 Police Department	
3840 Public Safety	<u>\$8,500.00</u>	432 Ammunition & Firearms	<u>\$8,500.00</u>
Balance	<u>\$8,500.00</u>		<u>\$8,500.00</u>

Ayes:           Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays:           None

C.       Authorization of CDBG Sidewalk Construction Contract 11-03

Messrs. Slingerland and Sarnoff gave background on the grant and bid process. Trustee Hofstetter asked about the possibility of burying electrical lines. Mr. Slingerland stated that he and Mr. Silverberg had looked into this, it would be extremely expensive to do, it would cause the project to be shelved, and require the Village to reapply for funding under a future grant round.

**RESOLUTION RE:  
AWARDING CONTRACT 2011-03 – OLD WHITE PLAINS ROAD AND MAMARONECK  
AVENUE SIDEWALK IMPROVEMENTS PROJECT**

WHEREAS, an item identified in the FY 2010/2011 Capital Budget is sidewalk improvement project on Old White Plains Road between Mamaroneck Avenue and Grand Street and on Mamaroneck Avenue between Van Ranst Place and Jefferson Avenue (with extension of the area provided under Alternate 1 of the bid documents); and

WHEREAS, the Village has secured funding for this project through the Community Development Block Grant (CDBG) program in an amount of \$350,000 which is to be matched by the Village in an equal amount for an estimated project total of \$700,000; and

WHEREAS, in conjunction with the Westchester County Department of Planning, the Village has prepared bid documents and specifications for Contract 2011-03 – Old White Plains Road and Mamaroneck Avenue Sidewalk Improvements Project; and

WHEREAS, as part of these documents, the Village also included Bid Alternate #1 which provided for the construction of additional sidewalk improvements on Mamaroneck Avenue; and

WHEREAS, the Village Manager reports that he publicly advertised for the receipt of bids on February 17, 2011; and

WHEREAS, on the bid opening date of March 14, 2011, fourteen (14) sealed bids were opened with the lowest responsible bid received from PCI Industries, 550 Franklin Avenue, Mount Vernon, NY 10550 for the base bid amount of \$565,199.40 based on unit bid prices and estimated quantities of materials to be used and Alternate #1 bid price of \$78,093.50 based on bid unit prices and estimated quantities of materials to be used, a total bid price of \$643,292.90; and

WHEREAS, Village staff and County Planning Department Staff met with a representative of PCI to review their bid and during the course of this meeting, they conveyed a clear understanding of the project scope and comfort with their bid.

On motion of Santoro, seconded by Trustee Albert:

RESOLVED, that Contract 2011-03 – Old White Plains Road and Mamaroneck Avenue Sidewalk Improvements Project is hereby awarded to PCI Industries, 550 Franklin Avenue, Mount Vernon, NY 10550 in the total approximate bid amount of \$565,199.40 for the base bid work based on unit bid prices and estimated quantities of materials to be used and Alternate #1 in the amount of \$78,093.50 based on unit bid prices and estimated quantities of materials to be used, as well as any change orders that may be necessary within the original budgeted and grant contract amounts totaling up to \$700,000, with Board authorization required for any change orders in excess of the total budgeted amount of \$700,000; and be it further

RESOLVED, that the Village Manager is herein authorized to execute Contract 2011-03 with said PCI Industries; and be it further

RESOLVED, that all costs associated with this project be charged to H.5410.0003.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

D. Award of Contract to Prepare All Hazard Mitigation Plan

**RESOLUTION RE:  
AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR THE  
PREPARATION OF A MULTI-HAZARD MITIGATION PLAN**

WHEREAS, by resolution of January 10, 2011, the Village Board authorized the execution of a grant agreement with the New York State Office of Emergency Management to provide funding assistance in an amount up to \$37,500 for the preparation of a Multi-Hazard Mitigation Plan; and

WHEREAS, a Pre-Disaster Mitigation Plan study involves identifying risks and hazards in the community as well as projects that can reduce damage from future natural and man-made hazards; and

WHEREAS, government agencies must complete a Multi-Hazard Mitigation Plan, approved by FEMA, in order to be eligible for most federal grants for hazard mitigation capital improvement projects; and

WHEREAS, the Village Manager reports that he publicly advertised a Request for Proposals (RFP) on January 14, 2011 and notified fifteen (15) consultants of the Village's RFP; and

WHEREAS, on the RFP response date of February 25, 2011 eight (8) proposals were submitted and after reviewing the proposals, Environmental Technology Group, 300 Wheeler Road, Suite 307, Hauppauge, NY 11788 (ETG) has been identified as the preferred vendor to prepare such a plan for the Village of Mamaroneck, based on the following;

- ETG has relevant experience relative to preparing Multi-Hazard Mitigation plans and New York State specifically as it relates to NY SEMO and with FEMA Region II, the agency which will ultimately approve an All Hazard Mitigation Plan;
- ETG provided the most cost-effective proposal for the Village in the amount of \$31,732.

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED, that the Village Manager is herein authorized to execute a Professional Services Agreement with Environmental Technology Group, 300 Wheeler Road, Suite 307, Hauppauge, NY 11788, to prepare a Multi-Hazard Mitigation Plan for the Village of Mamaroneck based on their proposed cost of \$31,732; and be it further

RESOLVED, that all costs associated with preparation of such Multi-Hazard Mitigation Plan be charged to A.1440.0421; and be it further

RESOLVED, that the Village Manager is herein authorized to undertake such administrative acts as may be required pursuant to the terms of the agreement.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

E. Authorization of Contract with Dolph Rotfeld Engineering for Investigation of Illicit Discharge Detection and Elimination

Mr. Slingerland gave background of this agreement. Trustee Hofstetter asked that the Village contact Ms. Desmond on this as she has information and documents from when she was on the water quality review board that could be of value to him.

**RESOLUTION RE:  
AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH DOLPH  
ROTFELD ENGINEERING FOR INVESTIGATION OF STORM SEWER DISCHARGES**

WHEREAS, the federal Environmental Protection Agency (EPA) has conducted wet-weather sampling at stormwater outfalls in many Long Island Sound Shore communities; and

WHEREAS, the EPA has found higher than acceptable levels of certain bacteria at several of these outfalls which are owned and maintained by the Village; and

WHEREAS, based on these sampling results, a meeting was held with EPA officials and Town of Mamaroneck and Village of Mamaroneck staff to review the results of these sampling events and determine the next steps in this process; and

WHEREAS, it is anticipated that the EPA will issue an Order to Remedy to the Village of Mamaroneck which will require the Village to identify the sources and design a program which will eliminate these pollutants of concern; and

WHEREAS, the engineering consulting firm of Dolph Rotfeld Engineering, P.C., has been retained by the City of Rye, City of New Rochelle, Town of Mamaroneck and Village of Larchmont to provide engineering and design services to address and comply with Orders to Remedy that have been issued by EPA to those communities; and

WHEREAS, because of their familiarity with the EPA and the Orders to Remedy that have been issued to other Sound Shore communities, the Village asked Dolph Rotfeld Engineering, P.C. to provide a proposal to the Village; and

WHEREAS, Dolph Rotfeld Engineering, P.C., submitted a proposal which recommended that the Village budget approximately \$40,000 for engineering and design services.

On motion of Trustee Albert, seconded by Trustee Ryan:

RESOLVED, that the Village Manager is herein authorized to execute a Professional Services Agreement with Dolph Rotfeld Engineering, P.C., to provide engineering services to comply with an anticipated Order to Remedy to be issued by the federal Environmental Protection Agency; and be it further

RESOLVED, that all costs associated with this work be charged to an account to be determined by the Village Clerk-Treasurer.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

F. Determination of Board of Assessment Review – Disposition of Grievances (1) Denials and (2) Approvals

On motion of Trustee Ryan, seconded by Trustee Albert:

RESOLVED that the following commercial and residential properties requesting a reduction in the 2011 tentative assessments be and are hereby denied or approved as noted below.

**COMPLAINTS ON REAL PROPERTY ASSESSMENTS 2011**

**REAL  
PROPERTY  
COMPLAINTS**

**COMMERCIAL**

<u>Sec Blk Lots</u>	<u>Name</u>	<u>Address</u>	<u>Assessed Value</u>	<u>Reduction Request</u>	<u>Revised A.V.</u>	<u>Acct #</u>	<u>FILED BY</u>
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4 1 1B2A	Kosl Properties, LLC	Nostrand Ave	3,400	340	N/C	4628	Herman
4 4 19A	Geoffrey Cullen	532 Jefferson Ave	16,000	1600	N/C	75	Coogan, J
4-15-128A	Tenten Halstead Realty	1010 Halstead Ave	18,500	8,820	N/C	256	Beirne, T
4 24 6	DAQ Enterprises, LLC	332 Union Ave	13,400	1,340	N/C	469	Reilly
4 28 45A	1579 AtlanticAv Realty	708 E Post Rd	46,600	9,320	N/C	611	Koepfel
4 28 46B	Sam Ranami	115 N Barry Av	14,250	4,142	N/C	612	Brandt
4 41 22-25	J& H Spadaro	425 Florence St	52,000	16,400	N/C	889	GTA
4 51 30,31,32A	Daniel Natchez	916 E.Post Rd	23,400	2,340	N/C	1108	Rodner, J
4 51 32B,33,34	Post Rd Office Ctr	910 E Boston Post	34,500	12,300	N/C	1109	GTA
4 52 28,29,30 31A	Sound Shore Liquor	816 E Boston Post	12,900	4,920	N/C	1139	GTA
4 52 31B,32,33	Sound Shore Liquor	804 E Boston Post	43,900	11,480	N/C	1140	GTA
4 53 2B	Sobert Realty	Mamk Plaza Ctr	134,300	80,000	N/C	1165	Davis, S
4 53 2A8C		Barry Av &Post Rd					
4 53 3A	Evelyn Ct Apart Corp	604-608 Tompkins	85,400	20,000	N/C	1166	Rothschild
4 59 8A	Professional Properties	444 E Boston Post	58,300	8,000	N/C	1304	Rothschild
4 59 10B	Briggs House Antiques	566 E Boston Post	44,100	25,875	N/C	1306	Ciulla, P
4 60B A1	Lawn Terrace Owners	Lawn Terrace	400	40	N/C	1328	Coogan, J **
4 60B A1	HP 585 LLC	Lawn Terrace	400	40	N/C	1328	Wilkes, D **
4 60A-A	Lawn Terrace Owners	Lawn Terrace	153,000	15,300	N/C	1319	Coogan, J
4-60B-A2A	HP 585 LLC	Lawn Terrace	500	45	N/C	1329	Wilkes, D
4 60B 8-12	JP Morgan Chase	535 E Boston Post	24,550	4,910	N/C	1332	Koepfel
4 60B 13-16	Whittemore, Richard	555 E Boston Post	33,500	14,276	21,300	1333	SELF
4 60B 21, 22	HP 585 LLC	587-637 E Boston	24,200	2,178	N/C	1335	Wilkes, D
4 60B 24,25	HP 585 LLC	599-605 E Boston	17,600	1,584	N/C	1336	Wilkes, D
4 60B 26,27	HP 585 LLC	609-611 E Boston	18,700	1,683	N/C	1337	Wilkes, D
4 60B 28,29	HP 585 LLC	613-619 E Boston	17,600	1,584	N/C	1338	Wilkes, D
4 60B 31-34	JG Post LLC	637 E Post Rd	21,400	1,926	N/C	1340	Wilkes, D
4 60B 35-40	Taylor Lane Members	651 E. Boston Post	27,100	2,710	13,100	1341	Coogan, J
4 61 1,2A	Citibank, N. A.	711 E Boston Post	39,000	3,900	N/C	1381	Coogan, J
4 61 4A,5A,5B	Luisi & Coxo	767 E Boston Post	40,500	8,100	N/C	1385	Koepfel
4 61 6	Luisi & Coxo	785 E Boston Post	26,300	5,260	N/C	1386	Koepfel
4 62 1A	TMA Realty, LLC	801 E Boston Post	46,400	4,600	N/C	1396	St. Onge
4 63 1	Getty Petro	946 E Boston Post	23,700	5,900	N/C	1401	Bistany **
4 63 1	Dorac Petroleum	946 E Boston Post	23,700	2,370	N/C	1401	Coogan, J **
4 63 6	Daylee Realty Co LLC	1100 E Boston	108,850	10,885	N/C	1416	Herman
4 65C 220	DCH Auto	1312 E Boston Post	14,800	1,480	N/C	1495	Coogan, J
4 65D 306B	DCH Auto	1258 E Boston Pos	13,200	1,320	N/C	1529	Coogan, J
4 79 1B2	DCH Auto	1305 E Boston Post	37,750	3,775	N/C	1874	Coogan, J
4 79 1B3	DCH Auto	1337 E Boston Pos	13,600	1,360	N/C	1875	Coogan, J
8 53-1	Thomas Laguice	960 Mam'k Ave	25,900	6,475	N/C	2401	O'Connor, M
8 53 4-7,24B 25B,26B, 27B	NY Dealer Stations,LLC	976 Mam'K Ave	31,000	13,120	N/C	2402	Vitagliano, A
8 53 8-14	La-Vine Realty	1008 Mam'k Avr	63,000	19,000	N/C	2403	Rothschild



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8 53 18-23	115 Andrews Corp	115 Andrews St	30,100	8,200	N/C	2405	GTA
8 54 1A4	Valvoline Instant Oil	1001 Mam'K Ave	34,200	3,420	N/C	2417	Cronin **
8 54 1A4	Expny, LLC	1001 Mam'K Ave	34,200	3,078	N/C	2417	Wilkes, D **
8 61 1,2,7	Kosl Properties	875 Mam'K Ave	79,750	7,375	N/C	2470	Herman
8 61 6	STB Realty Corp	901-905 Mam'k	34,100	8,525	N/C	2474	O'Connor, M
8 66 14-52	Avalon Bay Com	746 Mam'k Ave	949,500	328,000	N/C	2521	Albert
8 66 53A, 54-56	Mam'K Service Center	712 Mam'K Ave	33,300	3,330	N/C	2527	Reilly
8 68 5,6,7	950 Realty Co	950 Mam'k Ave	26,700	6,675	N/C	2532	O'Connor, M
8 69 7,8	Great Atalantic &	805 Mam'k Ave	100,000	75,000	N/C	2554	Assessment Tec
8 72 1; 8 80 1	Pacific Tea						
8 73 4-6, 7A	Kosl Properties	Lester Ave	12,300	1,230	N/C	4631	Herman
8A							
8 77 20	313 Northrup Ave Inc	313 Northrup Av	15,400	5,000	N/C	2585	Watkins
8 78 1B	Angelo Luongo	760 Old WhitePlain	15,000	5,740	N/C	2586	GTA
8 78 27B	Angelo Luongo	744 Old WhitePlain	17,500	6,560	N/C	2587	GTA
8 82 12B,13B	Mapa Auto Parts	665 Old WhitePlains	11,150	1,115	N/C	2668	Coogan, J
15A,15B,15C							
8 82 22,23	A Manzoni Lodge	674 Mam'k Ave	18,900	1,890	N/C	2670	Reilly
8 82 24,25,26	660 Mam'k Ave Corp	660 Mam'k Ave	19,600	1,960	N/C	2671	Reilly
8 82 29A,29B	Tri City Realty Corp	650 Mam'k Ave	17,000	1,700	N/C	2673	Coogan, J
8 83 15	Sheldrake River Realty	650 Van Ranst Pl	10,800	3,854	N/C	2683	Bleakley
8 85 11,12	Domenjo Holding	509 Fayette Ave	18,100	9,460	N/C	2709	Whittemore, D
8 85 13A	H & L Real Estate	431 Fayette Ave	39,900	7,980	N/C	4511	Koepfel
8 85 18A,19A	Majestic Properties	Fayette Ave	11,000	1,100	N/C	2710	Herman
8 85 24B,25-27	Majestic Properties	700 Fenimore Rd	57,000	5,700	N/C	2711	Herman **
8 85 24B,25-27	Majestic Properties	700 Fenimore Rd	57,000	5,700	N/C	2711	JMV Tax **
8-88-8	Donna Sturino	627 Man'k Ave	14,400	3,600	N/C	2752	O'Connor, M
8 88 21	AB-CHD Realty	601 Mam'K Ave	21,600	1,944	N/C	2758	Wilkes, D
8 92 1	L Quittman Family,LLC	641-643 Center Ave	27,800	2,780	N/C	2775	Rodner, J
8 92 4B,5A,6-9	Delvito Realty	632 Fayette Ave	46,500	19,000	N/C	2776	Davis, S
24A, 25A							
8 92 14,15, 16	DJ DeSantis Realty	616 Fayette Ave	20,000	2,000	N/C	2778	Coogan, J
8 92 17.18	CSC Holdings	612 Fayette Ave	5,000	50	N/C	2779	Forchelli
8 92 21,22,23	CSC Holdings	604 Fayette Ave	18,200	182	N/C	2781	Forchelli
8 92 26,27	Quentin Salano	631 Center Ave	22,800	4,920	N/C	2783	GTA
8 92 35-38	CSC Holdings	609 Center Ave	144,100	1,441	N/C	2785	Forchelli
8 92 39-41	CSC Holdings	605 Center Ave	56,800	568	N/C	2786	Forchelli
8 93 9,10	Juan Ayaso	517 Center Ave	18,000	4,500	N/C	2790	O'Connor, M
8 93 28,29,30	615 W 173rd St Realty	417 Chester Ave	16,100	6,000	N/C	2793	Watkins
8 93 51,52	Werkheiser, Warren	426 Fayette Ave	14,500	1,450	N/C	2810	Reilly
8 93 61,62,63A	Stoia, Francesco	624 Fenimore Rd	21,300	2,130	N/C	2814	Reilly
8 93 63B, 64	Stoia, Francesco	632 Fenimore Rd	13,000	1,300	N/C	2815	Reilly
8 94 1-4,19,20	306 Fayette Ave Realty	306 Fayette Ave	27,600	2,760	N/C	2817	Coogan, J
8 94 12,13,30	Thousandaire, Inc	325 Center Ave	20,000	9,840	N/C	2918	Bleakley

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8 94 23	315 Center Ave LLC	315 Center Ave	15,000	6,000	N/C	2821	Watkins
8 95 4	Anthony Fava	600-604 Mamk Av	19,200	4,100	N/C	2830	GTA
8 95 12,13	Thousandaire, Inc	176 Center Ave	17,600	F/V	N/C	2834	Bleakley
8 99 7	Lepore Realty, Co. LLC	620 Concord Ave	43,900	4,390	N/C	2856	Coogan, J
8 100 20	Metaglo	625 Waverly Ave	18,000	4,500	N/C	2865	Schroder
8 101 7	Meredith Enterprises	523 Waverly Ave	41,600	10,400	N/C	2868	O'Connor, M
8 101 10,11	Meredith Enterprises	521 Waverly Ave	11,400	2,850	N/C	2880	O'Connor, M
8 101 29-32	Service Station Dealers of Greater NY	421 Waverly Ave	26,000	5,000	N/C	2876	St. Onge
8 102 7	Centre Ave Realty	322 Center Av	18,000	6,000	N/C	2889	Watkins
8 102 -13,26 30B-33B	331 Waverly Ave LLC	329 Waverly Av	22,400	10,000	N/C	2892	Davis, S
8 102 -22-25	Delvito Contracting	325 Waverly Ave	16,900	7,500	N/C	2893	Davis, S
8 102 27,28,29	Delvito, S & P	615 Fenimore Rd	18,500	10,000	N/C	2894	Davis, S
8 102 30A 31A,32A,33A	603 Fenimore Rd Corp	603-604 Fenimore	28,000	17,000	N/C	2895	Davis, S
8 103 1	Sheldrake Lofts, LLC	270 Waverly Ave	47,500	4,750	N/C	2896	Coogan, J
8 103 8B,9,10A	Sheldrake Lofts, LLC	206-208 Waverly	16,000	1,600	N/C	2902	Coogan, J
8 103 10B	Sheldrake Lofts, LLC	188 Waverly Ave	16,600	1,660	N/C	4807	Coogan, J
8 103 12B	Sheldrake Lofts, LLC	E Plaza Ave	500	50	N/C	4907	Coogan, J
8 103 42	Sheldrake Lofts, LLC	147 E. Plaza Ave	17,200	1,720	N/C	2909	Coogan, J
8 103 40	Sheldrake Lofts, LLC	Plaza Ave	4,500	450	N/C	2908	Coogan, J
8 103 54A1	576 Mam'k LLC	576 Mam'k Ave	17,100	1,710	N/C	2912	Coogan, J
8-103-55,56,57	James & J Bilotta	558-572 Mamk	44,700	4,470	N/C	2910	Rodner, J
8 103 47						2913	
8 110 13A-15A	J & N Leasing	604 Waverly Ave	16,600	4,150	N/C	2965	O'Connor, M
8 111 1A	DCH Auto	700 Waverly Ave	62,000	6,200	N/C	2966	Coogan, J
8 111 1A2	Carducci, Joseph	505 Concord Ave	16,600	5,170	N/C	2968	Ralph, T ***
8 111 1A3	Carducci, Joseph	501 Concord Ave	22,500	8,370	N/C	4490	Ralph, T ***
8 111 1B6	Linda Quittman	460 Ogden Ave	30,900	16,400	N/C	2975	Bleakley
8 111 22A	Stanley Quittman	432-436 Waverly	20,000	11,480	N/C	2982	Bleakley
8 112-10-12	315-33 Hoyt TZ LLC	315-333 Hoyt	44,500	30,000	N/C	2988	Davis, S
8 112 23B	& 315-33 Hoyt MK					2989	
8 112 31B, 32A2,33B,33,34	307 Hoyt TZ LLC & 307 Hoyt MK LLC	307 Hoyt Av	22,200	14,500	N/C	2990	Davis, S
8 112 35-46A	225 Hoyt TZ LLC & 225 Hoyt MK LLC	225 Hoyt Ave	42,250	28,000	N/C	2991	Davis, S
8 112-46B-55 56C1,57C	Hoyt St Realty	139 Hoyt St	53,000	268	N/C	4758	Wilkes, D
9 6 24	Nat Picco	615 Palmer Ave	13,600	3,400	N/C	3059	O'Connor, M
9-10-2.100 2.419	Sweetwater Condos	225 Stanley Av	355,551	35,543	N/C	5321-5437	Coogan, J
9-10-12.1A-3J	Village Plaza Condos	400Mt.PleasantAv	63,150	6,306	N/C	5059-5085	Coogan, J
9 11 1A	Acme Realty	407 Mam'k Av	62,800	15,000	N/C	3107	Watkins

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9 11 5	Castello Realty Corp	451 Mam'k Av	30,000	2,700	N/C	3110	Wilkes, D
9 11 7,8	Sebastian Contarino	115 Halstead Av	22,800	2,280	N/C	3111	Reilly
9 11 17,22	141 Halstead LLC	141-149 Halstead	43,200	19,180	N/C	3118, 3122	Connelly, F
9 12 7	Fuhrmann, Manfred	253-59 Halstead	16,400	1,640	N/C	3130	Coogan, J
9 12 15	Fuhrmann, Manfred	228 Valley PL	7,900	790	N/C	3135	Coogan, J
9 12 16	Fuhrmann, Manfred	232 Valley Pl	7,700	770	N/C	3136	Coogan, J
9 14 13B	Exchequer, LLC	553 Palmer Ave	14,400	6,330	N/C	3148	Beirne, T
9 16 5,6A2	Mam'K Realty of West	397 Palmer Ave	16,000	3,500	N/C	3167	St. Onge
9 18 7B	Boukoulhlian, J	349 Mt. Pleasant	15,650	1,409	N/C	3206	Wilkes, D
9 18 8A, 24A	Sleepy's	366 Mamk Av	17,900	4,475	N/C	3207	Schroder
9 18 9B,26A	Payson Estates, Inc	410 Mamk Ave	11,300	875	N/C	3211	Podell
9 18 9C, 26B	Payson Estates, Inc	416 Mamk Av	11,800	875	N/C	5273	Podell
9 18 11A	426- 38 LLC &	426-38 Mam'k Av	55,200	24,600	N/C	3213	Stavitsky, B
	Brookcrest Construction						
9 18 14B	Hudson City Savings	300 Mam'k Ave	41,600	4,160	N/C	3217	Coogan, J **
9 18 14B	Hudson City Savings	300 Mam'k Ave	41,600	4,160	N/C	3217	Cronin **
9 18 7A	308-312 Mam'k LLC	308 -314 Mam'k	17,000	5,740	N/C	3218	GTA
9 18 18A	DeRosa, S	316 Mam'K Ave	22,600	8,200	N/C	3219	GTA
9 18 18B	Spadaro Rental Prop	320-322 Mam'k	22,800	9,840	N/C	3220	GTA
9 18 20,21A	Enes Realty LLC	332-342 Mam'k	39,800	17,200	N/C	3222	GTA
9 18 22A	Spadaro, Joseph	350 Mam'k Ave	19,800	8,200	N/C	3223	GTA
9 18 22B	Dai Da Realty	354 Mam'k Ave	18,300	4,920	N/C	3224	GTA
9 19 1A	211 Mam'k Ave Assoc	211 Mam'k Ave	32,200	2,898	N/C	3227	Wilkes, D
9 19 2A	Wachovia	213 Mam'k Ave	16,500	1,650	N/C	3229	Cronin
9 19 3B	John S Porzio & Ass	227-231 Mamk	50,000	10,500	N/C	3232	Moller, A
9 19 9A3,10A1	275 Mam'k Ave LLC	271 Mam'k Ave	64,000	6,400	N/C	3238	Rodner, J
9 19 14A1	Diroma Assoc	317-21 Mam'k Ave	14,400	700	N/C	3242	Reilly
9 19 16A1	McKiernan, John	333 Mam'k Ave	50,700	14,760	N/C	3244	GTA
9 19 17A1	James & Michael Serena	341-347 Mamk Av	24,700	12,300	N/C	3245	GTA
9 19 18A1,18B1	Dai Da Realty	349 Mam'k Ave	24,700	8,200	N/C	3246	GTA
9 19 18C1	John McKiernan	355 Phillips Park Rd	15,700	4,920	N/C	3247	GTA
9 19 21A	Flash Holdings	172 E Prospect Av	26,500	6,560	N/C	3248	GTA
9 19 24	R & V Nolletti	357-363 Mamk Av	33,400	3,340	N/C	3251	Rodner, J
9 19 28A1	Hanley Holbrook LLC	125 Spencer Pl	33,300	F/V	N/C	5052	SELF
9 19 29A,29B	Sculti, Christopher	350-52 Ward Ave	13,900	1,390	N/C	3253	Reilly
9 21 2A2A	Mam'k Gardens	Richbell Rd	260,000	26,000	N/C	3264	Wolper
9 21 2B	1202 WBP Realty	1202-20 Mam'k	74,900	4,000	N/C	3266	Marcus
9 27 8,9	JJHK	550 Palmer Ave	25,000	8,200	N/C	3323	GTA
9 27 10	Palmer Realty	540 Palmer Ave	21,000	5,250	N/C	3324	O'Connor, M
9 28 8	Trust UWO Donald	214 Fenimore Rd	16,100	1,610	N/C	3339	Coogan, J
	O'Connell						
9 28 10	Trust UWO Donald	428 Palmer Ave	16,100	1,610	N/C	3341	Coogan, J
	O'Connell						
9 30 8	Palmer Pleasant Realty	250 Mt. Pleasant	13,100	6,245	N/C	3366	Beirne, T

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9 31 6A1 6A2,21A,21B	J P Morgan Chase	242 Mamk Av	90,000	18,000	N/C	3375	Koepfel
9 31 14A,14B 15A,15,B,16	B T E Holding Corp	124-136 Palmer	100,000	72,000	72,000	3383	E-Tax Reduct
9 31 17	John S Porzio	210-218 Mamk Av	88,000	13,500	N/C	3384	Moller, A
9 31 19A	Spadaro, Joseph	228 Mam'k Ave	24,000	9,840	N/C	3386	GTA
9 31 19B	Spadaro, Joseph	232 Mam'k Ave	19,600	10,824	N/C	3387	GTA
9 31 23A	Giuseppe, Guanglia	260 Mam'k Ave	11,800	6,050	N/C	3391	Real Estate Bro
9 31 24	M A Palmer House Inc	272 Mam'k Ave	35,000	8,750	N/C	3393	O'Connor, M
9 40 1.1A-1.3J	Marine View Condo	300 Livingston Ave	72,685	19,680	N/C	4920-4943	Bleakley
9 40 1A1A1, 1A1B8	Moorings Condo	149 Fenimore Rd	55,200	16,400	N/C	3468-3477	Bleakley
9 40 5,6B,7-9, 12-14,15B,16B	Fenimore Gardens Corp	101-147 Fenimore	114,400	32,800	N/C	3481	Bleakley
9 40 15A	310 Boston Post Rd	300 Boston Post Rd	22,000	6,707	N/C	3482	Brandt
9 45 1A-9-45	HarborView Condo	680 Boston Post	221,216	22,131	N/C	4837-4897	Rodner, J
9 47 23A 27,28	Heathcote Manor Owners ASS	412 Munro Ave	61,300	6,130	N/C	3530	Coogan, J
9 49 4A	Flair West Realty	158 W Boston Post	18,800	8,600	N/C	3543	Lichtenstein ***
4 49 4B	Flair West Realty	154-156 W Boston	26,800	17,200	N/C	3544	Lichtenstein ***
9 49 6C	Corti, Anthony	136 W Boston Post	8,600	6,450	N/C	2551	Vigna, A
9 50 1A	118 W B P RD,Realty	118 W Boston Post	28,900	15,990	N/C	3554	Bleakley
9 50 3	Exchequer, LLC	100-102 Mam'k	19,600	7,790	N/C	3557	Beirne, T
9 50 14	Preston Strawberry	122-134 Mam'k	29,300	2,637	N/C	3563	Wilkes, D
9 50 15B	Spadaro Rental Prop	136 Mam'k Ave	10,600	3,936	N/C	3564	GTA
9 51 1 &1A	JP morgan Chase	101-109 Mam'k	64,000	12,800	N/C	3567	Koepfel
9 51-2.99-2.617	Regatta Condo	123 Mam'k Ave	409,052	40,908	N/C	5139-5260	Coogan, J
9 51 8	Chatsworth Auction	151 Mam'k Ave	18,900	4,725	N/C	3575	O'Connor, M
9 51 9A	J& R Spadaro	155 Mamk Av	30,200	12,900	N/C	3576	GTA
9 51 9B	Chatsworth Auction	133 E Prospect	9,800	2,450	N/C	3577	O'Connor, M
9 51 11B	Chatsworth Auction	139 E Prospect	10,400	2,600	N/C	3580	O'Connor, M
9 51 12A2	Chatsworth Auction	151 E Prospect	18,700	4,675	N/C	4811	O'Connor, M
9 52 1	Rova C orp	101 Rockland Av	32,300	8,075	N/C	3581	O'Connor, M
9 56 4B,5	HSBC Bank USA	1043 W Boston	20,145	2,015	N/C	3610	Cronin
9 56 6,7	Mam'k Motel	1015-1029W Boston	63,800	6,380	N/C	3611	Herman
9 56 8A	1009 W Boston Post Rd LLC	1009 W Boston Post	46,000	11,500	N/C	3612	O'Connor, M
9 57 31,32A	805 Boston P RD LLC	805 Boston Post	22,250	2,225	N/C	3646	Coogan, J
9 65 1	Societe General	900 Old Post Rd	21,200	2,120	N/C	3696	Coogan, J
9 72 -1,2,3,11 15,16,17B,17C 18D,24,25,2829 9-89B-15,16 9-89C-22A,23	Hampshire Country Club	Hommocks Rd & Cove Rd	297,684	29,768	N/C	3795-3784 3973-3981 3982-3783	Herman

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9-89B-24-28

9 77 10-16A1-16D4	Indian Cove Condo	Indian Cove Rd	153,766	44,420	N/C	3850-4504	Pearl, M
9 77 20	Rushmore Prop of NY	700 Rushmore Ave	47,800	16,100	N/C	3853	Connelly, F
9 96 Plot	Beach Point Club, Inc	929 Rushmore Av	32,000	3,200	N/C	4053	Coogan, J
9 97 1	Point Club Real Estate	1052 Rushmore Av	21,900	2,190	N/C	4,476	Coogan, J
9-97-2,3,4A	Beach Point Club	900 Rushmore Ave	188,000	18,800	N/C	4,054	Coogan, J
9 97 5C-1A-5C-G36	Oriente Condo Ass	490 Bleeker Ave	232,125	23,211	N/C	4645-4757	Coogan, J
9 103 1	Societe General	1 Pirates Cove	33,200	3,320	N/C	4091	Coogan, J
9 108 12	Larchmont Properties	1030 Constable Dr	25,800	2,580	N/C	4188	Coogan, J
9 113 1	Societe General	1005 Nine Acres	25,700	2,570	N/C	4240	Coogan, J

**RESIDENTIAL**

4 16 33	Deluca, C & S	605 Harold St	14,900	7,700	10,400	334	Connelly, F
4 16 38B,39,40A 40B1	Piccora, Myrna	617 Harold St	13,600	12,650	12,800	336	DeBellis, A
4 25 8	Brown, Karl	420 Melbourne	13,600	10,415	N/C	497	AAA Property
4 27 23	Maida, Joseph	419 Beach Ave	13,000	8,400	12,200	577	Ralph, T ***
4 29 26	McSweeney, Eileen	348 Wagner Ave	14,200	F/V	11,900	643	SELF ***
4 32 16	Connor, M & G	1116 Halstead Ave	9,400	F/V	N/C	806	SELF
4 50 16B	Levin, Laurel	109 West St	16,600	9,430	N/C	1092	SELF
4 53 1B	Salanitro, B & S	609 Brook St	25,000	16,340	21,500	5293	SELF ***
4 55 22	Fratarcangeli, B	319 Union Ave	19,200	F/V	14,400	1253	SELF
4 58 4	Cavaliere, John	321 Tompkins Ave	8,700	F/V	N/C	1290	SELF
4 60C 49	Russo, Andrea	203 S Barry Ave	15,700	11,868	N/C	1349	SELF
4 65 18B	Allegretti, Michael	4 Ryewood Farms Dr	11,900	9,030	N/C	4802	SELF
4 65 18C	Tinnirello, J & R	6 Ryewood Farms Dr	13,100	F/V	N/C	4803	SELF
4 65 18E	Carducci, B & F	10 Ryewood Farms Dr	13,100	F/V	9,875	4805	SELF
4 65F 1B-4B	Barajas, A & R	109 Osbourne Ave	10,300	7,912	8,700	1548	Luzz, J ***
4 65F 27	Jiang, Xin	1213 Harrison Ave	8,500	5,899	N/C	1559	Burns, J
4 66H 169B	Webster, Merwin	734 Guion Dr	15,000	11,250	N/C	1602	Vigna, A
4 70 11B	Fabrizia Realty	815 Shore Acres Dr	15,300	F/V	N/C	1688	SELF
4 70 13B	Todaro, Frank	835 Shore Acres Dr	19,700	14,775	N/C	1689	Vigna, A
4 71 23	Naudin, Beatrice	1032 The Parkway	12,800	7,100	N/C	1721	Cresap, J
4 71 25	Specht, Brian	1024 The Parkway	18,500	14,448	N/C	1723	Ciulla, P
4 71 35	Loffredo, P & C	918 The Parkway	17,400	13,760	N/C	1733	West Prop Tax
4 75 1	Slap, Alice	551 The Parkway	19,100	14,450	N/C	1783	Ciulla, P
4 75 7B	Richard, Jean	595 The Parkway	23,500	15,996	N/C	1789	Fantino, L
4 75 12	Cohen, G & L	491 S Barry Ave	38,300	F/V	33,800	1793	SELF
4 75 18	Goldberg, Daniel	546 Alda Rd	24,100	10,000	N/C	1798	Watkins
4 77 16A	Field, Marvin	942 Taylors Ln	16,100	9,500	N/C	1819	Lansky, B

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4 77 30B,30C 2	Golub, Bennett	602 S Barry Ave	41,300	12,591		1834	Brandt
4 77A 6, 4A	Sosnovoye, LLC	720 Taylors Lane	10,200	2,965		1857	Brandt
4 77 45	Orner, D & J	741 Soundview Dr	19,000	15,867	17,600	1843	AAA Property
4 79 7A1	Soneclar, Robert	941 Taylors Ln	59,200	43,187	N/C	1888	AAA Property
8 1A 5	Rose, Justin	1660 Mamaroneck Ave	10,800	F/V	9,700	1948	SELF
8 1A 20	Murray, Jane	1509 Raleigh Rd	11,400	8,550	10,500	1961	Vigna, A
8 1C 19	Santangelo, A	105 Saxon Dr	10,050	7,740	8,300	2005	SELF
8 4 1C	Kiriazines, George	110 Villa Ave	12,200	6,106	9,200	2009	Sullivan, Vozza
8 4 4B	Caplan, P & H	1615 Winfield Ave	10,000	7,035	7,550	2011	SELF
8 5 9	Ferenz, Lucy	1613 Urban St	9,700	8,025	N/C	2023	Vigna, A
8 6A 3	Prata, M & C	1432 Birch Hill Ln	11,900	F/V	10,200	2030	SELF
8 6A 16	Friedman, Jay	1261 Raleigh Rd	11,800	7,099	N/C	2043	Home Team
8 6A 34	Cianci, D	1427 Raleigh Rd	11,750	6,020	N/C	2061	Sokol, B
8 6A 35	Sands, Alice	1433 Raleigh Rd	11,300	5,676	8,800	2062	Sullivan, Vozza
8 6A 42	Teti, Diane	1403 Birch Hill Ln	11,000	5,504	8,700	2069	Sullivan, Vozza
8 8 19	Taylor, Kenneth	1520 Urban St	10,400	6,020	N/C	2095	Sokol, B
8 8 59,60	Carducci, J	415 Chestnut	12,500	7,550	N/C	2113	Ralph, T ***
8 8 69	Regan, Christopher	503 Chestnut	9,000	6,750	N/C	2117	Vigna, A
8 8 114	Cattano,McMenamin	424 Warren Ave	15,850	9,460	12,000	2135	Sullivan, Vozza
8 9 4	Fiorito, A & M	1603 N James St	11,100	6,880	N/C	2140	Sokol, B
8 10 1	Magnotta, Charles	1605 Ellis St	11,200	6,719	N/C	2147	Home Team
8 12 32	Trifiletti, Philip	215 Knollwood Ave	11,600	6,882	N/C	2185	Sokol, B
8 14 5C,6,7 8A, 22	Guide, Joseph	1411 Mamaroneck Ave	14,500	1,452	N/C	2225	Coogan, J
8 15 3	Giannetti, Tom	208 Travers Ave	10,000	7,500	N/C	2232	Vigna, A
8 17 12	Dalvito, Ann	1413 Arlington St	13,700	6,880	N/C	2257	Sokol, B
8 25 41B	Marino, R & B	1212 Knickerbocker Ave	10,900	8,428	9,400	2300	Sullivan, Vozza
8 41B 3B	Lipton, Dorothea	2 Rock Ridge Rd	11,500	8,630	N/C	2356	Home Team
8 54 1A5D	Snyder, Elaine	932 Lester Ave	10,200	7,843	7,900	2419	SELF
8 58 21A	Lichtenstein, S & S	210 Highview St	14,240	7,224	10,700	2464	SELF ***
8 76 1A7A	DeMaria, B & C	660 Baldwin Pl	9,400	F/V	8,800	2568	SELF
8 78 18	Cristofalo, G	238 Grand St	11,200	6,719	N/C	4491	Home Team
8 78 38	Corsetti, Pat	197 Washington St	13,400	4,300	N/C	2612	GTA
8 81 30	Quadrini, Anthony	173 Madison	10,800	5,160	N/C	2657	GTA
8 81 31	Quadrini, Anthony	201 Madison	12,200	6,880	N/C	2658	GTA
8 87 30	Demerritt, Sherry	213 Center Ave	13,300	5,160	N/C	2742	Sokol, B
8 90 3C	Tsiros, Spiro	816 Hickory Grove Dr	11,256	6,020	N/C	2762	Sokol, B
8 90 4A	Bellin, G & H	812 Hickory Grove Dr	12,800	9,632	N/C	2763	SELF
8 92 4C	S & R Realty	635 Center Ave	14,600	5,160	N/C	2782	GTA
8 95 36	Edgewood Properties	253 Waverly Ave	9,400	F/V	7,400	2852	SELF
8 103 4	Gouzos, John	250 Waverly Ave	9,750	6,174	7,350	2898	O'Donnell
8 109 1-4,5A 8A2	Rockwave, Inc	529 Rockland Ave	15,200	6,560	N/C	2959	Bleakley
9 6 23	Dega, Agim	306 Delancey Ave	11,700	F/V	9,100	3058	SELF ***

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9 9 23	Chan, M.& Lu, M	307-309 Stanley Ave	14,800	F/V	N/C	3099	SELF
9 11 16	Sommella, A & G	420 Ward Ave	10,800	F/V	8,100	3117	SELF
9 16 1A	Detmer, Eric	321 Fenimore Rd	9,800	5,879	N/C	3162	Home Team
9 20 4A	Sansone, Joan	403 Ward Ave	9,800	5,879	N/C	3257	Home Team
9 25 4	Sommella, A & G	719 Prospect Ave	12,400	F/V	9,300	3297	SELF
9 27 13	Kundid, V	508 Palmer Ave	16,100	5,160	N/C	3327	Sokol, B
9 32 7	Thousandaire	198 Rockland Ave	9,700	8,610	9,050	3398	Bleakley
9 35 3	Mateus, Manuel	730 Prospect Ave	10,350	6,020	N/C	3417	Sokol, B
9 37 9	Lancia, Eleuterio	510 Prospect Ave	10,100	7,739	N/C	3444	Campbell, M
9 37 10B	Lancia, Bernardo	506 Prospect Ave	11,200	8,170	N/C	3445	Campbell, M
9 37 17	Allen, William	521 Munro Ave	11,300	7,315	N/C	3449	Cresap, J
9 38 2	Bonacci, F	418 Prospect Ave	9,600	7,137	N/C	3455	Campbell, M
9 40 24	Longacre, Frederick	132 Mt Pleasant Ave	13,400	6,880	N/C	3496	Sokol, B
9 47 12	Unger, J	540 Munro Ave	12,600	10,900	11,400	3524	SELF
9 47 24A	Sheehan, Colin	405 Cortlandt Ave	9,800	6,020	N/C	3532	Sokol, B
9 53 12B	Zable, Noah	113 Delancey Ave	11,300	10,300	10,300	3603	Ralph, T ***
9 57 8	Lichtenstein, Sande	817 Hall St	11,900	7,740	N/C	3629	SELF ***
9 57 13	Alchemy Realty	711 Hall St	8,000	6,970	N/C	3634	Bleakley
9 57 15	Santilli, Marie	705 Hall St	8,200	F/V	N/C	3636	SELF
9 58 18A	Lustgarten, H	914 Hall St	11,700	6,880	N/C	3664	Sokol, B
9 58 36	Mgrdichian, G	225 Orienta Ave	15,900	6,880	N/C	3674	GTA
9 66 1E	Attermann, D & N	395 Claflin Ave	25,500	F/V	19,200	3705	SELF
9 70 16	Bempord, Jules	415 Toni Ln	19,800	13,200	N/C	3757	Ciulla, P
9 70 15	Childerley, J	405 Toni Ln	22,000	13,199	N/C	3756	Home Team
9 71 1B3	Nissinoff, J & K	330 Claflin Ave	18,800	F/V	14,200	3768	SELF
9 72 18B	Larsen, Todd	531 Orienta Ave	51,600	48,160	48,200	3797	Westfair
9 72 19B	Campili, Carol	911 Fairway Ln	28,800	21,565	N/C	3800	AAA
9 72A 4B	510 Hommocks Rd LLC	510 Hommocks Rd	20,400	13,674	N/C	3813	O'Donnell, R
9 72A 9B	Cecil, John	521 Eagle Knolls Rd	70,400	49,020	N/C	3818	O'Donnell, R
9 72B 1-2	McCutchen, F	102 Fairway Gr	15,000	10,800	N/C	4565	Ciulla, P
9 72B 7-1	Levin, Lenore	701 Fairway Gr	14,200	8,000	N/C	4584	Lansky, B
9 72B 7-2	Hoffman, P	702 Fairway Gr	16,000	8,000	N/C	4585	Lansky, B
9 72B 9-2	Levin, Lenore	902 Fairway Gr	14,250	8,000	N/C	4593	Lansky, B
9 72B 14-4	Cohen, Irwin	1404 Fairway Gr	12,400	8,000	N/C	4612	Lansky, B
9 76 1	Lavarone, G & R	506 Claflin Ave	17,250	13,121	N/C	3831	AAA
9 79 4B, 5	Nadel, James	637 Fairway Ave	14,600	7,500	N/C	3860	Watkins
9 81 5	Purtill, Sabra	620 Orienta Ave	26,500	11,775	N/C	3871	Sokol, B
9 84 7B	Mayerson, Philip	720 Walton Ave	21,600	13,760	N/C	3901	Sokol, B **
9 84 7B	Mayerson, Philip	720 Walton Ave	21,600	13,760	N/C	3901	AAA **
9 84 11	Lasek, Bonnie	623 Forest Ave	25,300	13,760	N/C	3904	Sokol, B
9 82 7A,8A,9C	Klaber, A & R	723 Seney Ave	34,150	30,100	30,100	5050	Granite
9 85 18	Lall, K & A	715 The Crescent	23,700	13,760	N/C	3918	Sokol, B

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9 84 12B	Falk, J.,McCarthy,M	615 Forest Ave	17,800	13,400	14,600	3905	SELF
9 85 1C	AW Oakwood LLC	803 Oakwood	41,600	F/V	N/C	3910	Fantino, Lisa
9 85 16,17	Schole, Allen	725 The Crescent	24,500	21,500	22,400	3917	Granite
9 85 25	McCroy, Suzanne	720 The Crescent	59,400	37,364	N/C	3922	AAA
9 87 1B	Squilla, Donna	725 Forest Ave	18,900	12,040	N/C	3934	Sokol, B
9 87 9	Mendoza, Luis	721 Forest Ave	14,300	F/V	12,400	3937	SELF
9 88 3B	Zeidman, Marjorie	620 Forest Ave	29,400	17,639	N/C	3945	Home Team
9 88 6	Davies, Michael	631 Bleeker Ave	16,300	9,779	N/C	3946	Home Team
9 88 9	Weinstein, David	826 Walton Ave	17,200	10,320	N/C	3949	Home Team
9 88 12	Ghiglino,S: Lee,C	630 Forest Ave	14,200	F/V	12,600	3952	SELF
9 89A 4	Grad, A & E	722 Cove Rd	61,050	6,105	N/C	3961	Rodner, J
9 89A 9B	Shapiro, Jason	1020 Cove Rd	22,500	20,620	20,700	3966	Spira, AV
9 89A 14A	Schlein, Dov & Deb	1110 Cove Rd	26,700	20,640	24,840	3971	deBellis, A
9 89A 14B	Fitch, Charles	1120 Cove Rd	22,400	14,620	N/C	3972	Sokol, B
9 90 2	Sonois, Olivier	840 Orienta Ave	22,700	11,775	N/C	3987	Sokol, B
9 90 6	Fisher, R & R	820 Orienta Ave	23,400	18,920	19,900	3989	Fantino, Lisa
9 91 5,6A	Berkowitz, S	820 Claflin Ave	29,400	10,000	N/C	4002	Watkins
9 93 B15	Leaf, Robert	1120 Greacen Pt	126,400	68,747	N/C	5018	AAA
9 94 13	Prouve, Cedric	943 Greacen Pt Rd	49,500	21,500	N/C	4052	Sokol, B
9 97A 2	Sansone, Joan & Bev	895 Port Drive	39,600	23,759	N/C	4057	Home Team
9 99 1C	Grant, Zachary	930 Greacen Pt Rd	56,000	17,200	N/C	4075	Young, Dale
9 99 1F	Weinstein P & C	1010 Greacen Pt Rd	27,100	21,500	21,500	4078	West Prop Tax
9 101 1	Wiener, R & S	1 Skibo Ln	129,200	12,920	N/C	4082	Herman
9 103 4	Kauffman, G & A	825 Pirates Cove	36,500	F/V	27,400	4094	SELF
9 103 7	Levi, Cecile	820 Pirates Cove	40,300	24,179	N/C	4097	Home Team
9 104 A	Epstein, S & R	881 Orienta Ave	20,900	F/V	15,700	4108	SELF
9 104 F	Cohen, Seth	961 Green Meadow Ln	23,000	10,000	N/C	4112	Watkins
9 105 7,8	Kahn, Jean	1260 Flagler Dr	55,200	44,720	N/C	4121	Beirne, T
9 105 38	Bindler, Paul	1444 Flagler Dr	82,200	49,319	N/C	4133	Home Team
9 105 64B	deBretteville, Alexis	1357 Flagler Dr	45,700	39,560	N/C	4140	Ciulla, P
9 105 67, 68A	Wiener, Robert	1347 Flagler Dr	57,300	5,730	N/C	4141	Herman
9 106 11	Jacobson, Arthur	1069 Bayhead Dr	42,950	30,960	32,410	5048	Ralph, T ***
9 108 5	Lewy, Cheryl	1057 Constable Dr	74,300	68,800	68,800	4181	Tax Reduct Plus
9 108 10	Nadel, James	1060 Constable Dr	30,000	10,000	N/C	4186	Watkins
9 109 1	Thompson, Scott	1000 Seven Oaks Ln	35,200	17,200	N/C	4196	Cresap, J
9 109 6	deBretteville, Alexis	1050 Seven Oaks Ln	35,300	33,000	34,400	4201	Ciulla, P
9 109 12	Silverbush, M	1025 Seven Oaks Ln	31,500	17,200	N/C	4207	Sokol, B
9 111 9	Goldstein, C	1066 Seahaven Dr	60,600	20,000	N/C	4220	Watkins
9 111 15	Ansari, Talat	1025 Seahaven Dr	27,200	15,480	N/C	4225	Sokol, B
9 112A 1	Shapiro, Evan	1010 Nautilus Ln	20,500	16,352	16,500	4230	SELF
9 112A 2	Spiro, Ruth	1020 Nautilus Ln	21,800	13,760	N/C	4231	Sokol, B
9 112A 5A	Gilbert, Stuart	1050 Nautilus Ln	80,100	70,500	71,100	4234	Tax Reduct Plus
9 113 1	Pecora, Anthony	1005 Nine Acres Ln	25,700	F/V	N/C	4240	SELF
9 113 2	Delgatto, Tara	1000 Nine Acres Ln	23,500	13,760	N/C	4241	Sokol, B



\*\* Dual Filing

\*\*\* Attended Meeting

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

- G. Discussion of the Board of Trustees to expand the LWRP Ad Hoc Update Committee to Include Six New Members

This item was tabled.

- H. Heard previously

- I. Appointments to Ad Hoc Committee to Review Dogs in Parks Conceptual Proposal

**RESOLUTION RE: APPOINTMENTS OF MEMBERS TO AD HOC COMMITTEE TO STUDY DOGS IN VILLAGE PARKS**

WHEREAS, pursuant to §260-4(F) of the Code of the Village of Mamaroneck, dogs are not allowed in Village parks except under limited circumstances; and

WHEREAS, during calendar year 2010, several residents asked the Village Board to revisit this policy and in an attempt to foster a community discussion on this matter, the Village prepared Proposed Introductory Local Law AA-2010 which would have allowed dogs in Village Parks so long as they were controlled on leashes no greater than six (6) feet in length; and

WHEREAS, a public hearing on Proposed Local Law AA-2010 was held on October 12, 2010 at which 12 speakers appeared before the Board to comment on the proposed law both for and against any changes; and

WHEREAS, as there was no general consensus from the public, as a next step in the process, it was recommended that an ad hoc committee be formed to study this matter and make further recommendations to the Village Board with individuals appointed to such a committee to represent a cross section of those who spoke both for and against any changes to the Village Code; and

WHEREAS, there were three members appointed at the January 24, 2011 Regular Board Meeting, two of which are in favor of this proposal; and

WHEREAS, the Board agreed to appoint two additional residents to insure that the diverse opinions on the matter were equally represented.

On motion of Mayor Rosenblum, seconded by Trustee Santoro:

NOW THEREFORE BE IT RESOLVED, that David Styler and Joan Shapiro be and are herein appointed to serve on such Ad Hoc Committee.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

J. Heard Earlier

## **6. REPORT FROM VILLAGE MANAGER**

Mr. Slingerland stated that the following have been filed with the Clerk-Treasurer's office.

- A. File for the Record - Agreement with The High Road for Professional Consulting Services
- B. Correspondence Received – Verizon Rate Changes
- C. Budget Workshop Dates and Locations
- D. Correspondence Received – Traffic Signal Replacement from State of New York DOT

## **7. FLOOD MITIGATION REPORT**

Mr. Slingerland stated that he has been working closely with the department heads and Board of Trustees on updating all on the two major storms in the past several weeks. There were high water events in both rivers due to the frozen ground and all water received from up county; however, we had no flooding in the Village. Mayor Rosenblum thanked Mr. Slingerland and Mr. Altieri of the Town for their intermunicipal cooperation in making sure that the Village did not experience any flooding. The Mayor also noted that the dredging that the Village did helped as well.

A preliminary alternatives meeting with the County Planning Department, DEC and Army Corps was attended by Mr. Sarnoff today. There are no costs estimates yet; but five structural alternatives were discussed. Mr. Sarnoff gave an overview of these five structural alternatives. The next conference call is scheduled for April and a public meeting with the residents will be scheduled for sometime after that.

**8. REPORT FROM CLERK-TREASURER**

A. Report on Tax Lien Sale

Mr. Fusco reported that the Village held their tax lien sale on March 9, 2011, where unpaid taxes were sold to third party lien buyers.

Mayor Rosenblum noted that at the next WJWW meeting, he will be introducing a motion to change the policy whereby turn off notices will be sent out to residents who are past due and that their names will be listed on our website. There is approximately \$300,000 that is being underwritten by the Village due to residents not paying their water bill.

**9. REPORT FROM VILLAGE ATTORNEY**

Ms. Zalantis asked that the Board convene to Executive Session to discuss pending litigation. Mr. Slingerland requested that personnel matters be discussed as well.

**10. MINUTES – COMMISSIONS, BOARDS, COMMITTEES**

A. Park and Recreation Commission – September 29, October 27 & December 8, 2010

On motion of Trustee Hofstetter, seconded by Trustee Santoro:

RESOLVED that the minutes of the Park and Recreation Commissioners meetings of September 29, October 27 and December 8, 2010 be and are hereby adopted.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

B. HCZM – November 17 & December 15, 2010 and January 19, 2011

On motion of Trustee Hofstetter, seconded by Trustee Santoro:

RESOLVED that the minutes of the Harbor and Coastal Zone Management Commission meetings of November 17 and December, 2010 and January 19, 2011 be and are hereby adopted.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

C. ZBA – January 6 and February 3, 2011

On motion of Trustee Hofstetter, seconded by Trustee Santoro:

RESOLVED that the minutes of the Zoning Board of Appeals meetings of January 6 and February 3, 2011 be and are hereby adopted.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

#### Updates from the Board

Trustee Hofstetter reported on the meeting with Congresswoman Nita Lowey regarding issues that her office is facing that affect the towns and villages. Concerns on the 2% tax cap were raised and discussed. He believes that the state and federal government should help villages with state mandates. Trustee Hofstetter also reported on the meeting held between the Budget Committee and Board of Trustees on the Budget Committee's recommendations.

Trustee Ryan reported on the Westchester Municipal Officials Association she and other members of the Board attended where mediation and arbitration were discussed. Trustee Ryan announced the events the Council of the Arts is working on, which can be found on the Village's website. Trustee Ryan thanked the Department of Public Works, Dan Sarnoff, Steve Altieri and Rich Slingerland for all the work done during the recent storms in assuring that the Village did not flood. Trustee Ryan congratulated Norman and Cindy on the birth of their first grandchild, Eva. Trustee Ryan announced that the Village of Mamaroneck won an award for their Tree Lighting Service.

Trustee Albert stated that at the meeting with Congresswoman Lowey he brought up the issues with Metro North, after they raised rates and cut service. Ms. Lowey stated that meetings were being held, but most in Manhattan. Trustee Albert suggested holding evening meetings in Westchester as well.

Trustee Santoro reported on upcoming events out of the Recreation Department, the information of which is available on the website.

Mayor Rosenblum congratulated his daughter in law and husband on the birth of their child, Eva. On a personal note, Mayor Rosenblum thanked all of the residents for their support and prayers during his recent surgery, especially Police Officer Paul Massi for going above and beyond the call of duty. He also thanked Trustee Santoro, who is like a brother to him for everything he did for him and his family during that time.

On motion of Trustee Ryan, seconded by Trustee Albert,

RESOLVED that the Board of Trustees convene to executive session to discuss personnel and matters of pending litigation.

Ayes: Albert, Hofstetter, Ryan, Santoro, Rosenblum

Nays: None

### **ADJOURNMENT**

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

PREPARED BY:  
SALLY J. ROBERTS,  
SECRETARY

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