

Village of Scarsdale



Jonathan I. Mark, Mayor

Stephen M. Pappalardo

Village Manager

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Village Board Agenda

September 27, 2016

Agenda Committee Meeting – 7:30 PM – Trustees Room

Village Board Meeting - 8:00 PM - Rutherford Hall

Action

Roll Call

Pledge of Allegiance

Minutes

- Village Board Meeting of September 13, 2016

Bills

- Trustee Veron

Mayor's Comments

Manager's Comments

Public Hearing

- Establishing the Number of Taxicabs to be Licensed in the Village of Scarsdale for 2017

Public Comments

Committee Items

Finance Committee – Trustee Samwick

- Statements of Expense & Revenue for June 2016 – August 2016 _____
- Resolution re: 2016/17 Financial Services Advisory Agreement _____

Municipal Services Committee – Trustee Pekarek

- Resolution re: Authorization to Execute an Amendment to the Lease Agreement with New York SMA Limited Partnership d/b/a Verizon Wireless for the 110 Secor Road Site _____
- Resolution re: Number of Taxicabs to be Licensed in the Village of Scarsdale for 2017 _____

Other Committee Reports _____

Liaison Reports _____

Written Communications (2) _____

- Mayra Kirkendall-Rodriguez – Petition to Dismiss the Village Assessor
- Aarts-Bekker Family – Unsafe Traffic Conditions on Fox Meadow Road with Village’s Response

Town Board Agenda

Special Town Board Meeting
September 27, 2016
Trustees Room, Village Hall

Roll Call _____

Resolutions:

- Resolution re: Request of the New York State Legislature to Authorize the Scarsdale Town Board to Phase-In Certain 2016 Residential Real Property Assessment Increases _____

Future Meeting Schedule

Tuesday, September 27, 2016

➤ 6:55pm - Personnel Committee Meeting

1. Boards, Councils & Committee Positions/Vacancies

(It is anticipated that a motion will be offered to move into Executive Session to discuss a personnel matter)

Thursday, October 13, 2016*

➤ 7:30 PM - Agenda Committee Meeting

➤ 8:00 PM - Board of Trustees Meeting

*Yom Kippur begins at sundown on Tuesday October 11.

Tuesday, October 25, 2016

➤ 6:00PM – Municipal Services Committee Meeting

1. Village Center/West Quaker Ridge Traffic Study –
Presentation by Village Consultant, TRC Engineers, Inc.

Village Hall Schedule

Monday, October 10, 2016

Columbus Day – Village Hall Closed

THREE THOUSAND TWO HUNDRED SIXTY-SECOND

REGULAR MEETING

Rutherford Hall
Village Hall
September 13, 2016

A Regular Meeting of the Board of Trustees of the Village of Scarsdale was held in Rutherford Hall in Village Hall on Tuesday, September 13, 2016, at 8:00 P.M.

Present were Mayor Mark, Trustees Callaghan, Finger, Pekarek, Samwick, Stern, and Veron. Also present were Village Manager Pappalardo, Deputy Village Manager Cole, Village Attorney Esannason, Deputy Village Attorney Garrison, Village Treasurer McClure, Village Clerk Conkling and Assistant to the Village Manager Ringel.

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The minutes of the Board of Trustees Limited Agenda Meeting of Tuesday, August 23, 2016 were approved on a motion entered by Trustee Samwick, seconded by Trustee Pekarek, and carried unanimously.

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Bills & Payroll

Trustee Stern reported that he had audited the Abstract of Claims dated September 13, 2016 in the amount of \$820,877.72 which includes \$11,872.91 in Library Claims previously audited by a Trustee of the Library Board which were found to be in order and he moved that such payment be ratified.

Upon motion duly made by Trustee Stern and seconded by Trustee Samwick, the following resolution was adopted unanimously:

RESOLVED, that the Abstract of Claims dated September 13, 2016 in the amount of \$820,877.72 is hereby approved.

Trustee Stern further reported that he had examined the payment of bills made in advance of a Board of Trustees audit totaling \$330,521.06 which were found to be in order and he moved that such payments be ratified.

Upon motion duly made by Trustee Stern and seconded by Trustee Samwick, the following resolution was adopted unanimously:

RESOLVED, that payment of claims made in advance of a Board of Trustees audit totaling \$330,521.06 is hereby ratified.

* * * * *

Mayor's Comments

Mayor Mark stated that he was going to talk about the following topics concerning the 2016 Revaluation:

1. 2016 State equalization rate
2. Seeking redress from J.F. Ryan
3. Summary results of the Assessment Board of Review
4. Process for considering a future revaluation
5. Phase-in legislation
6. Will the Village take steps to void the 2016 revaluation
7. The Assessor and Assessor's Office

"2016 State equalization rate: As has been mentioned at prior meetings, we have been waiting for ORPTS to issue its state equalization rate. ORPTS issues equalization rates each year regardless of whether or not a municipality does a revaluation. We have been informally advised by ORPTS that its preliminary calculations have resulted in an equalization rate of 89.06. This number is a weighted aggregation of a residential rate calculated by ORPTS at 88.48 and rates of 100 for each of commercial, vacant and public utility service properties in the Village. The equalization rate for the Town last year was 100. We have asked the Village staff to estimate what the 2016 equalization rate might mean to residents, but first some context. What is the equalization rate and why is it utilized? In New York State, each municipality determines its own level of assessment (this is in contrast to most states that require one level of assessment statewide). Hundreds of taxing jurisdictions including most school districts and counties do not share the same taxing boundaries as the cities and towns that are responsible for assessing properties. The equalization rate is a mechanism intended to distribute school district or county taxes among multiple municipalities. To accomplish that objective, the level of assessment, or LOA, of each municipality is equalized to full market value. The agency that makes the calculation used for this purpose is the NYS Office of Real Property Tax Services, a division of the NYS Department of Taxation and Finance.

It is important to note that the ORPTS analysis is of the aggregate assessed value of the municipality. It does not engage in a property-by-property assessment. The equalization rate is not intended to correct unfair individual assessments in a city or town. That function is, by statute and regulation, left to the local assessor and to individual residents through the grievance process.

In determining the equalization rate, ORPTS analyzes the municipal LOA, basically the aggregate value of real property in the municipality as reported by the municipality.

Based on national standards, ORPTS reviews the LOA to determine if it is within adequate tolerances to be used as the equalization rate. Those tolerances, if a municipality wishes to achieve an equalization rate of 100, are an LOA in the range of 95 to 105. In municipalities where ORPTS cannot confirm the LOA as being within their range, ORPTS uses its own independent estimate of total market value to determine the equalization rate. Since the LOA as reported by Ryan resulting from the 2016 revaluation was 94, it was not surprising that ORPTS concluded that an equalization rate of 100 would not be appropriate for the Town.

So how did ORPTS come up with the preliminary equalization rate and what does it mean to residents in terms of dollars and cents? The first part of this question requires an understanding of the statistical analysis ORPTS performed. ORPTS has provided the Village with the results of their modeling and their sales ratio study. The Village intends to make that information, as well as the underlying source data that ORPTS provided, available to residents by putting it on line. The technical analysis used by ORPTS will be parsed by the Village staff and interested residents can do so as well. The bottom line is that the preliminary aggregate taxable value calculated by ORPTS is approximately \$10,159,000,000. The aggregate value of real property used by ORPTS taken from information on the Town's tentative assessment roll is approximately \$9,048,000,000 (without giving effect to the results of grievances). Dividing that figure by the ORPTS calculated number produces the 89.06 equalization rate.

In terms of dollars and cents, assuming the ORPTS preliminary calculation becomes final, the school tax levy may go up slightly, an estimated one-third of one percent. The boundaries of the school district and the Town of Scarsdale are largely co-terminus with approximately 96% of the total value of Town properties located in Scarsdale. The relevant exception being the approximately 200 homes within the Mamaroneck strip. Thus, all that is being reallocated across the Village by virtue of the equalization rate is the impact of the rate on the approximately 200 homes in the Mamaroneck strip.

The impact on County taxes cannot be calculated since it is derived by comparing the aggregate taxable value of Town property to the aggregate taxable value of all real property in the County. This latter figure is not presently known although in 2015 the aggregate full value of County real property was approximately \$163.8 billion. What can be said about the County tax component is that should the County aggregate value be approximately the same as in 2015, the Village's share will be larger using the \$10 billion figure than it would be using the \$9 billion figure. However, the expected dollar increase in the Village's share should be relatively small.

The Village/Town tax is not affected by the equalization rate. In this regard it is critical to keep in mind that none of what has just been described affects the 2016-2017

budget. The budget of approximately \$55.5 million was adopted last spring. Of that budgeted amount, approximately \$38.5 million is expected to be raised from real property taxes. None of what has just been summarized concerning the equalization rate changes either of those budgeted numbers.

One further contextual note: What would have happened with respect to the equalization rate if the Village had not undertaken a revaluation for the 2016 roll? It is likely that the result might have been approximately the same in terms of the equalization rate. Why? If there were no 2016 revaluation, ORPTS would have conducted its 2016 review using the 2015 final Town assessment roll. The 2015 final roll included an LOA of approximately \$9,033,000,000 – an amount lower than the LOA resulting from the 2016 revaluation and thus presumably also below the low end of the ORPTS acceptable range of 95 to 105 needed to achieve an equalization rate of 100. If that were the case, ORPTS would have done its own LOA calculation that produced the \$10.2 billion figure. At our request, ORPTS calculated a pro forma equalization rate assuming there had not been a 2016 revaluation and came up with a pro forma rate of 89.87. Of course, in preparing the 2016 assessment roll, that \$9 billion figure would have been adjusted for new construction and additions. Even so, those sorts of adjustments would not likely have increased the value more than approximately \$650 million to get within the lower end of the ORPTS 95 to 105 range that would permit a 100 equalization rate. So it is reasonable to note that even without the 2016 revaluation, the ORPTS equalization rate would have been close to the rate ORPTS has calculated.

However, the Village did do the 2016 revaluation and as part of that exercise had hoped to meet the criteria for ORPTS to issue an equalization rate of 100. In light of that, the Village staff has started assembling the information that might support an appeal of the ORPTS preliminary calculation. That administrative appeal process is outlined in a NYS publication available on the ORPTS web site. It requires submission of a complaint to ORPTS backed up with data as to why the ORPTS calculation is in error and that the Town LOA should be given full value. Based on what can be pulled together by the staff, the administrative process may or may not be pursued. In terms of a time frame, once ORPTS formally issues the tentative equalization rate, a hearing date is set for 25 days thereafter. A complaint must be filed within five days prior to the hearing date. Overall, ORPTS advised that this process, if pursued, would likely be completed on or prior to December 1st since that is the date the County sets its tax roll and would want to know the final equalization rate before that date.

Seeking redress from J.F. Ryan: This brings us to the next point. The Village staff is organizing the information that might support a claim against J.F. Ryan Associates. The ability of the Village, or the inability, to assemble information to support the ORPTS administrative complaint process will be factored into that analysis. In the meantime, the Village continues to hold onto the approximate \$43,000 unpaid balance of J.F. Ryan's 2016 revaluation contract and has not paid Mr. Ryan the \$6,000 he billed the Village for his August 17th appearance in Village Hall.

Summary results of the Assessment Board of Review: The Assessment Board of Review finished its process of reviewing 1103 grievance filings on September 1, 2016. We thank that Board for their extraordinary effort in completing their work in a timely fashion. As an overview, we are advised that 373, or 34 %, of the petitions were granted some reduction in their assessment; 720, or 65 %, of the petitions were denied; 7, or 0.7% were dismissed; and 3, or 0.3% were withdrawn. The relief granted so far will have the effect of reducing the aggregate taxable valuation of Village real property by an aggregate of approximately \$72.4 million for the 2016 tentative assessment roll – a decrease of approximately 0.8%. Giving effect to these results, the 2016 aggregate assessed valuation would be approximately \$21.9 million less than the 2015 final assessment roll total.

We assume that many of those who grieved will continue their grievance process by filing either a SCAR petition or an Article 7 petition to seek further relief in court. The deadline for filing is 30 days after the final assessment roll is filed. The final assessment roll is expected to be filed on September 15, 2016 as required by applicable law. As previously noted, relief granted in SCAR filings is limited to reductions of not more than 25%. Article 7 proceedings are not so limited. Residents who wish to pursue their matters further should consult with their advisors as to what sort of filing might be appropriate for them. The 2016 aggregate valuation will be reduced further by some amount depending on the results of SCAR or Article 7 petitions filed.

Process for considering future revaluation: At prior Board meetings we have commented that the process for considering a future revaluation should be a thoughtful one that included, among other things, resident input. In that regard, we had spoken generally about forming an ad hoc advisory committee of residents for that purpose and the Board might still do so. However, for the moment I was encouraged by the article in last Friday's *Inquirer* about the steps taken by the Scarsdale Forum to activate its committee to study the issue. If the Forum committee can produce a reasonable road map of next steps, that would be valuable input for this Board. Of course, the Board would welcome and consider input on this subject (or any subject) from other sources including neighborhood associations, the League of Women Voters and individual residents. Stepping up to provide this sort of feedback to the Village Board is a large part of what volunteerism in the Village is about.

Phase-in legislation. Some of you may be aware of the three year phase-in legislation passed in Albany that permits eligible residents of the Town of Greenburgh and Town of Ossining to phase in the results of their recent revaluations over three years. Only residents who meet the conditions of the laws as adopted, with further refinements by Greenburgh and Ossining, respectively, are entitled to the phase-in. Among those requirements are that a resident be eligible for the STAR exemption, be current on all property tax payments and have a full value increase in assessment due to the recent reassessment not related to increases due to physical improvements or a removal or reduction of property tax exemption, exceeding 25%. In addition, the property must be owned by the owner of record who appeared on the assessment roll at the time of the reassessment, and remain in

the same ownership throughout the exemption period. If ownership changes, the exemption will be discontinued. In the case of Greenburgh, there are other eligibility requirements that are specified in the Greenburgh Local Law Section 440.67.1 which was adopted by the Town of Greenburgh on July 19, 2016 and can be found on its web site. Ossining Local Law No. 8 of 2016 can be found on the Town of Ossining web site.

The phase-in eases, to some degree, the immediate cash flow impact of the revaluation on eligible residents whose assessment increases exceed the threshold amount. It does not decrease their assessment. It also has the effect of causing the other residents to pay more tax—in decreasing percentages over the three-year phase-in period -- than they otherwise would have if the new reassessments had been given full effect in year one. Greenburgh and Ossining apparently felt this result was a fair trade-off in light of the economic burden to be borne by residents who experienced assessment increases above the threshold percentage.

The staff has been asked to do a preliminary analysis of the potential impact of such a phase-in assuming the more than 25% eligibility threshold used in the Greenburgh and Ossining precedents. At the more than 25% level, there would be approximately 130 properties potentially eligible for phase-in if the other criteria for eligibility were met. These are not all of the properties that experienced increases in excess of 25%, but only those that would meet the STAR exemption eligibility requirement. The underlying rationale for this requirement in the legislation that was adopted was to provide this form of relief to those most in need of it from a financial point of view using eligibility for the STAR exemption as a metric for making that cut. We understand from speaking with Assemblywoman Paulin's office that this was an important consideration in drafting the Greenburgh and Ossining state legislation since it focused the phase-in relief on residents who might be forced to move as a result of the additional tax burden. Making phase-in available to residents who meet the eligibility requirements outlined might make a considerable difference to those hardest hit by the 2016 revaluation on the one hand and on the other hand when spread over all Village properties the incremental increase attributable to a phase-in (which would decline over a three year period) might be bearable. The presently estimated financial impact of such a phase-in plan would be an increase in the Village levy of about 1.2 cents per thousand in the first year, declining to approximately a half a cent per thousand in year two and zero in year three. Assuming a house valued at \$1.5 million, it is estimated that the dollar impact would be approximately \$95.06 in year one and \$47.47 in year two. Of course, the final figures will not be calculable until the final 2016 assessment roll is known and the tax levy for 2016-2017 is set.

Pursuing a phase-in would require the adoption of authorizing legislation in Albany and the adoption of an enabling Village code provision once State legislation was enacted. Neither of those things have happened yet and so phase-in is not presently authorized. We have spoken with Assemblywoman Paulin, her staff and personnel at the New York State Department of Taxation and Finance about the possibility of having authorizing legislation adopted and her office is willing to pursue that possibility if the Village Board decides that

should be done. Any Village Board action on the possibility of a phase-in would be considered pursuant to a public hearing on the matter before this Board, and residents would have an opportunity to comment on any such proposal, if made.

Will the Village take steps to void the 2016 revaluation: As has been stated at past meetings, this Board does not have statutory authority to take such an action on its own. During the conversation we had with Assemblywoman Paulin's office and the Tax Department about phase-in legislation, we spoke about the possibility of voiding the 2016 revaluation and reinstating the 2015 final assessment roll. We were advised that may be theoretically possible but were not cited to any precedents of that having been done. The comment was made that such an action would require special legislation to be passed by both houses of the legislature and then be signed by the Governor. The lone example of such a legislative process we were cited to was not an analogous case – and in any event proved ineffective. In 2011, the Town of Hamilton sought legislation that would have extended the date for filing a tentative assessment roll. As reported, the effort was prompted by resident unhappiness with increases in their assessments due to a reassessment. Madison County (in which Hamilton is located) officials opposed the legislation on the ground that the delay would upset the budget process county-wide and would postpone finalization of equalization rates. The legislation was passed by the New York State legislature, but was vetoed by the Governor and so did not become effective.

We were told that should the Village wish to pursue this route, the earliest draft legislation could be submitted for consideration would be January 2017. Based on that timing, it is not likely we would learn whether or not the legislation passed for several months thereafter, close to the time the spring tax bills had to go out. Further, based on the report of the Hamilton experience, it is possible that Westchester County might oppose any such legislative proposal for the same reasons Madison County did – and such opposition proved to be persuasive in that case. The Board will continue to consider whether to go down this path weighing its pros and cons. We recognize residents' issues with the 2016 revaluation and the strong desire of some to reinstate the 2015 final assessment roll. However, it is less than clear that reinstating the 2015 final assessment roll, and it is not clear that that could be done, would be a prudent course to take since that roll too had its critics. One procedural issue that re-instatement might trigger is that those who may be grieved by the reinstatement of the 2015 roll would not have an opportunity file grievances. That inability would be among the factors to be seriously considered in pursuing this course. It may be that rather than reinstating a prior roll that also had its flaws, the Village as a whole might be better served by looking ahead and planning in a thoughtful way for the next Village-wide revaluation. Some consideration of this topic will continue.

The Assessor and the Assessor's Office: At this point, all that we are prepared to say is that the Board is studying what should be done within applicable legal parameters about the staffing and functioning of that office.

Concluding Observation: There is an overriding community interest in moving forward. It is hoped that we share the goal of coming together as a Village, working through the various organizations mentioned, as well as with individual residents, to come up with the next steps on the subject of a possible future revaluation. If we can work together on that task, perhaps we can then get back to focusing on other projects and activities that are part of enjoying our Village.”

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Manager’s Comments

None.

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Public Comment

Ron Schulhoff, Springdale Road, spoke from a written statement about operations problems in the Village that only came to light because the 2016 revaluation was such a high visibility issue and there were a number of residents who ‘pushed through the barriers’ to ‘get to the truth’. He asked how the residents can have any confidence that any of the other aspects of Village operations, such as capital projects, are being properly managed. He suggested that the Board of Trustees needs to micromanage information provided by the Village staff; and the Board meeting packets need to be reviewed by the public. Mr. Schulhoff submitted his comments to the Village Clerk.

Mr. Schulhoff also stated that the residents need to attend more meetings of the Board and become more involved with the Budget process, noting that they need to be present when Department Heads present their budgets to the Board. He also stated that the Village Manager is responsible for the day to day operations of the Village and the implementation of the Board’s policy decisions, and further stated that he wanted to hear the Village Manager say that ‘I take full responsibility’.

Lena Crandall, 227 Fox Meadow Road, President of the Scarsdale Forum, stated that the Scarsdale Forum is a civic organization that has been in this community since 1904. She stated that anyone who resides in the Village of Scarsdale or the Mamaroneck Strip can join the Forum. There are several committees within the Forum, such as the Village Fiscal Affairs Committee and together the work can be divided and help the volunteer Village Board do the best job possible. She stated that those interested should visit their website, www.ScarsdaleForum.com. The Forum has an assessment revaluation committee that was discussed in last week’s Scarsdale Inquirer. Anyone can join. They need volunteers and together they can share the work.

Mary Beth Evans, 16 Edgewood Road, read from an email that she and her husband, Dan Moretti, sent to the Mayor regarding the revaluation process and moving forward. She stated that they hoped “the Village leadership is committed to full transparency not only for the sake of accountability but also for the sake of progress. A complete accounting of the governing process that led to the Ryan revaluation results is required in order for the Village to identify what went wrong and then to develop a more effective process with appropriate safeguards to prevent reoccurrence.”

Ms. Evans also noted that there were unanswered questions concerning the decisions surrounding the second revaluation and the intended goal, and the oversight process employed by the Board and Village Manager to ensure the revaluation was conducted properly.

Ms. Evans added that she hoped the Board will make it a priority to establish clear protocols ‘for ensuring a climate of civility at Village Hall’. She noted how she and her husband were very disturbed at how residents at the microphone were allowed to make personal attacks on Mr. Ryan and Ms. Albanese – no matter what their roles might have been in the failures of the revaluation, each deserved no less than due process.

Josh Frankel, Black Birch Lane, stated that he had some questions on the Ryan revaluation with respect to his contract and where the Village stands on that. The Mayor had stated that some funds are still being withheld. The contract calls for Ryan to turn over all of his work product – is the Board satisfied at this point that this has been done? Mr. Ryan’s contract also calls for him to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice – are you satisfied that he did so?

Mayor Mark replied in the negative to each question posed by Mr. Frankel.

Michael Levine, Walworth Avenue, asked if the Village anticipates getting a revised report with the 273 sales?

Village Attorney Esannason responded that the Village has received some correspondence from Mr. Ryan and he has indicated that he will not revise his report unless he is compensated for the outstanding balance.

Mr. Levine asked what uniform percentage will show at the top of the roll?

Village Attorney Esannason stated that the Village has a question that they have submitted to the Office of Real Property Tax Services and to their counsel seeking some guidance with respect to that particular issue. He stated that it is hoped a response will be received tomorrow and once the response is received, Mr. Levine will be advised accordingly.

Robert Harrison, 65 Fox Meadow Road, complimented Ron Schulhoff on his earlier statement. He complained that the public agenda packets don't have as much information in them as the Board of Trustees' packets have. He stated that he is 100% in favor of the issues Mr. Schulhoff mentioned; that more transparency is needed. Although he was able to view the full agenda packet, he shouldn't have had to wait several hours to gain permission to do so. Residents should be able to look at the same packets the press gets. He noted that he appreciated Trustee Veron's work on improving communications.

In regard to the Budget, Mr. Harrison stated that the Board presents a budget in March and at that point it cannot be changed. Residents can attend the Finance Committee meetings during discussion of the budget as well as the full day during which Department Heads present their proposed budgets. Although it is a long day, perhaps residents could share the time so that they can attend the meetings.

Mr. Harrison complimented the Mayor for reaching out over the weekend to bring some residents up to date on certain issues. He also complimented Mayor Mark on the excellent report he gave this evening.

Mr. Harrison spoke about the equalization rate of 89.06 is not in the 95-105 range which is another indication that Mr. Ryan's work is flawed. Only 252 sales were used by ORPS; however, realtors in town have told him that there were 335 bona fide sales. Almost 80 of these were under \$1 million. Mr. Ryan used approximately 30 in his first 220 sales used during the reval period. There were 1,103 grievances filed. He asked if the final assessment letters were going out on September 15th.

Village Manager Pappalardo stated that the final change of assessment letters for the final roll will be going out on September 15th. These letters will only go out to those residents that grieved their assessments.

Mr. Harrison suggested that anyone that needs help in filing a SCAR claim by October 15th to call him at 725-0962, no charge.

Mr. Harrison noted in the Board packet this evening a resolution for a closeout surplus of approximately \$1.2 million and allocating some of that to roads. Regarding the sewer rent and water rates, he stated that he was surprised that the Village has underfunded that. He noted again that he has been a proponent of a bond issue for \$5 million to do more road paving at low interest rates.

Another item in the Board packet that interested him was that of the Cayuga Pond Stormwater and Sediment Reduction Water Quality Improvement Project and that the Village his hiring the environmental Law firm of Sive, Paget & Riesel of New York, whose rates he felt were very high. He asked why the Village Attorney could not do this work. There are also some very good environmental law firms in Westchester County that wouldn't bill out at these rates.

Mayor Mark noted that it is stated in the letter from Sive, Paget & Riesel that because of the governmental status of the Village, their rates are being significantly reduced.

Mr. Harrison insisted that there were very fine firms in Westchester County that are experts in environmental law.

Village Manager Pappalardo stated that attached to the item in the packet is a 2 ½ page letter from an environmental law firm in California and a pond expert that the Cayuga Pond neighbors engaged. There is a lot of information being requested, and that is being treated as a FOIL request. It is very detailed information. There is some real liability that is being laid out in the Village's lap relative to what is being suggested. The Village has a certain period of time to respond and is bring in Sive Paget who the Village has worked with before and has good success with concerning environmental issues. This is a short two page proposal. The Village is engaging Sive Paget to review the letter that came in and provide the Village with information and a response to that letter. The Village is hoping they will be able to work out whatever issues the neighbors have there. This project centers around a grant the Village received previously from the State in the amount of \$1.4 million to make some improvements to Cayuga Pond. It is a water quality and a flood mitigation project that the Village is currently in the midst of. The Village needs the neighbors' cooperation in order to effectuate the work. The Village does not anticipate that this will be a prolonged situation; they just want to make sure that there is an environmental attorney that is qualified to review a legal letter that was written from another environmental firm so that it is answered properly. Once the situation is worked out with the neighbors, the Village can then get the approvals they need from them to access the site and move forward with the project.

Mayor Mark added that there is time sensitivity with respect to this grant. If the State does not see that the work is completed by the end of December 2017, the Village will lose the grant.

Mr. Harrison stated that he was concerned about the other people not on the list in the packet of information that live in the area of Cayuga Pond and whether or not they are aware of this.

Village Manager Pappalardo replied that the Village is concerned about them as well. The eight residents that live around Cayuga Pond are not the ones that are experiencing the flooding – they are upstream. That pond is serving as a de-facto detention basin to hold some of the water back before it ends up overflowing and heading downstream. It is the residents downstream that are experiencing the flooding. What this project is intended to do is to construct a sediment forebay where the water comes into the pond in the neighborhood of the Fenway Golf Club which will help to take some of those pollutants and keep them in the forebay. The forebay would be cleaned periodically – that is the water quality aspect of the project. They are also looking to lower the depth of the pond

by a couple of feet to provide additional storage capacity during rain events. The Village would also like to install a pumping system that would allow the reduction of the level of the pond when there is an anticipated serious storm. This project will help on the water quality side for the Cayuga Pond residents and it will also help with the residents downstream. The \$600,000 referred to earlier is actually Village money to do some other work downstream with resizing culverts and cleaning open water courses which has also had a very positive impact. This will help even more. The Village has met with the neighbors a few times before the project and the downstream neighbors are aware of the project.

Mr. Harrison stated that in his opinion, the Village Board should sue Mr. Ryan for his \$245,000 contact and any other costs he has charged. He did not do a good job; it is the taxpayer's money. Also, in regard to the Assessor's office, several people have complained about the actions of the Assessor and he felt she should be asked to resign. He noted that Margaret, an employee of the Assessor's office is very nice and helpful.

Trustee Veron stated that she is working on a communications initiative along with Village staff and stated that she announced at the August meeting that the Board is taking applications for those in the Village who might be interested in applying to be part of an Ad-Hoc Committee on Communications. The goal is to insure that the Village rolls out the technology communications platform in a way that is very user friendly to residents and to give the Board suggestions on how best residents would want to interface with this, providing best practices and industry expertise. To apply residents may go to the Village's website, www.scarsdale.com and go to the Boards and Councils menu and scroll down to the Ad-Hoc Committee on Communications.

Trustee Veron reiterated that the Board is absolutely committed to the citizens of Scarsdale and to the long term health of the Village. The Mayor spoke in detail about the many actions the Board is taking. She promised the residents that the Board is rigorously pursuing multiple options – working with the Village Attorney, outside counsel, state agencies, New York State legislature, as well as continuing to read and listen to all the community input, which the Board greatly appreciates. The Board is also constantly mindful of State and Municipal Law and proceeding with care. The Board wrestles with complicated decisions and are trying to do their best to avoid causing unintended consequences to the Village. Revaluations are very difficult as we have seen here and in other communities. The Board is working diligently for a sound path forward to achieve their ultimate goal of fair and equitable tax distribution.

Brice Kirkendall-Rodrigues, Fox Meadow Road, stated that the BAR hearings were presumed to be a grievance at 100% of value for homes, yet with the assessment roll set at 94%, does the Board know what implication that has for those who grieved assuming a 100% value of their home?

Mayor Mark deferred to Village Manager Pappalardo, who stated that they do not know the implication at this point.

Mr. Kirkendall-Rodriguez stated that he wanted to introduce that question as a point of concern that he thought others grieved in good faith as to what they presumed to be the 100% value of their homes. In fact, relative to the assessment roll that would be an overstatement of value. In the nature of fairness, he stated that they would like to know if they can find a way to accommodate that.

Village Manager Pappalardo stated that they may not know what ORP's final equalization rate is until December. For those who have gone through the Town BAR process and aren't going to avail themselves of the court system, they will have to move forward in that regard.

Mr. Kirkendall-Rodriguez stated that if they achieved their goal for an assessment reduction, it still wouldn't be sufficient anymore considering the Village assessment roll is at 94% instead of 100%. Does this mean the residents should automatically be pursuing a SCAR even if they succeed in their grievance?

Mayor Mark stated that this is a very good question; however, the answer is not known. He suggested that they speak to an advisor or the Assessor's office in terms of the math involved.

There being no further comment, Mayor Mark closed the public comment section of the meeting.

Village Manager Pappalardo stated that he wanted to respond to Mr. Schulhoff's statement this evening. As the Village Manager and the CEO of the Village, he takes his responsibility of administrative oversight and ultimate responsibility of the Village operations very seriously. He has never shied away from that responsibility in his first year as Village Manager and he had that same approach to the job during the many years he served as Deputy Village Manager, which he believes is one of the reasons he was promoted. The 2016 revaluation update was undertaken by the Board and Administration with the best intentions to maintain the property assessments as close to 100% market value as possible. The execution of the project was not what they expected and even though it is not his practice to micromanage capital projects, and he does rely on the Department Heads to a great extent in this regard. He stated that he accepts the ultimate responsibility of this Administration. He has been working with the Village Board and staff over the past few months to work out the short term solutions to the problems that have unfolded and to chart a course for a future approach to maintaining what was started toward achieving fairness and equity in Village tax assessment. The Mayor presents his reports; he stated that he has been quiet, but the Board and the Administration work together very closely, which he stated is unique to this community – you don't see this in a lot of other municipalities even that have the Council-Manager form, so he thought it would be fair to say that when the Mayor is here and speaking about what is happening, he is intimately involved with the

Mayor's comments. The Mayor is speaking for the team, which is both the Board and the Administration.

Finance Committee

Upon motion entered by Trustee Samwick , and seconded by Trustee Pekarek, the following resolution regarding Fiscal Year 2015-2016 Closeout Balancing Budget Transfers was approved by the vote indicated below:

- WHEREAS,** Pursuant to the provisions of Section 5-520 of the New York State Village Law, the Board of Trustees, by resolution, may transfer funds from existing and unexpended balances; from a contingent account; from available cash surplus or unanticipated revenues within a fund; or by borrowing; and
- WHEREAS,** at the end of the Village Fiscal Year 2015-2016, it is necessary to make balancing modifications to and from various accounts of already existing appropriations in the budget based on actual results of operations; and
- WHEREAS,** the final 2015-2016 audit has been completed and in all cases, there are sufficient unexpended balances in various accounts, excess revenues or fund balances available to cover the transfers; now therefore be it
- RESOLVED,** that pursuant to Village Law Section 5-520, the Board of Trustees hereby authorizes and directs the proper Village officers to modify the 2015-2016 Budget by making the following transfers identified on the attached spreadsheet; and be it further
- RESOLVED,** that a sum of up to \$1,212,500 from the audited 2015-2016 General Fund Balance, if prudent and needed, be appropriated to the 2016-2017 Capital Fund accounts as specified below, in accordance with the FY 16/17 Budget Adoption Resolution of April 26, 2016, regarding road resurfacing and highway equipment, and the September 9, 2016 memorandum regarding the Sewer Rent Fee funding correction, attached hereto and made a part hereof:

FROM:	
A-9999-9999-9999 Use of Fund Balance	\$1,212,500
TO: A-9990-TRNFR-TRNFR-950-9550-.0	

	General Fund Transfer to Capital:	\$1,212,500
TO:	H-1000-030-5031-01 Transfer from General Fund	\$1,212,500
TO:	H-5197-963-2017-055 Road Resurfacing, Curbing	\$500,000
	H-5197-963-2017-052 Highway Equipment	\$100,000
	H-9999-9999-9999 Fund Balance for previously appropriated Sanitary Sewer Projects	\$571,500
	H-5197-963-2017-061B Heathcote Rd Brdg – Design & Construction	\$ 41,000

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

Upon motion entered by Trustee Samwick , and seconded by Trustee Pekarek, the following resolution regarding Acceptance of a Gift for the Scarsdale Public Library Addition and Renovation Project was approved by a unanimous vote:

WHEREAS, the Scarsdale Library Board completed a Master Plan dated June 10, 2013 which identifies a number of building renovations and additions that will increase the capacity of the Library to provide a broader range of rapidly evolving library services while maintaining popular traditional collections and programs by offering a more balanced utilization of the building space within a safe, attractive and inviting comfortable environment, said master plan supported by the Scarsdale Village Board of Trustees via resolution dated April 8, 2014 (attached); and

WHEREAS, the improvements identified in the Master Plan will transform the

Library into a multi-purpose community asset for future generations, maintain its preeminent status among free public libraries in the County and State, enhance its technological capacity to further library services and create a physical environment that will be a welcoming and versatile learning center; and

WHEREAS, the Scarsdale Public Library Board, at their October 21, 2013 meeting, authorized the retention of the fund raising consulting firm of Plan A Advisors, P.O. Box 165, Thornwood, NY 10594, to design and conduct a capital campaign to implement such a project, subsequently identified in the July 20, 2015, Schematic Design Report prepared by Dattner Architects, at an estimated construction cost of \$16,500,000 and total project cost of approximately \$19,500,000; and

WHEREAS, in accordance with a Village Board request at a March 07, 2016, Committee of the Whole meeting, the Library Board and Architect value engineered the schematic design plans, reducing the total project cost to \$17,900,000, as identified in Option A-1 (attached), which the Architect presented at the July 19, 2016, Committee of the Whole meeting; and

WHEREAS, two separate gifters wish to donate towards the Scarsdale Public Library Addition and Renovation Capital Improvement Project: The Friends of the Scarsdale Library has offered to donate a gift of \$34,203.70, and Mary Beth Evans and Dan Moretti have offered to donate a gift of \$500; and

WHEREAS, pursuant to Policy #106: "*Gifts to the Village of Scarsdale*" of the Village of Scarsdale Administrative Policies & Procedures Manual, acceptance of all gifts valued at \$500 or greater must be approved by the Village Board of Trustees; now, therefore, be it

RESOLVED, that the Village Board hereby accepts the gifts of \$34,203.70 from the Friends of the Scarsdale Library and \$500 from Mary Beth Evans and Dan Moretti toward the Scarsdale Public Library Master Plan Improvement Project; and be it further

RESOLVED, that the Village Treasurer take the necessary steps to complete the transaction and deposit these financial gifts of \$34,203.70 and \$500 in the Library Capital Campaign Account; and be it further

RESOLVED, that the Board of Trustees hereby extends their heartfelt thanks and great appreciation to both the Friends of the Scarsdale Library and to Mary Beth Evans and Dan Moretti for their generosity and

commitment to the Scarsdale Public Library and Community.

* * * * *

Law Committee

Upon motion entered by Trustee Finger, and seconded by Trustee Samwick, the following resolution regarding a Proposal to Retain Legal Services for Cayuga Pond Storm water and Sediment Reduction Water Quality Improvement Project (WQIP #57157) was approved by the vote indicated below:

- WHEREAS,** the 2009 Village Wide Comprehensive Stormwater Management Plan (SWMP) found that the Sheldrake River Drainage Basin includes one of the most complicated flood prone sub-drainage basin areas in the Village, including the sub drainage basin area identified as SR3, located within the FEMA designated 100-year flood plain; and
- WHEREAS,** previous Village work within the SR3 sub drainage basin area, supporting both water quality and flood mitigation, included a 2015 project targeting accumulated silt removal from the open water course between Seneca and Cayuga Roads and infrastructure improvements to enhance both capacity and flow rates; and
- WHEREAS,** based on the Village's desire to continue its efforts to improve the Sheldrake River Drainage Basin within critical sub-drainage basin SR3, and building upon the effectiveness of the 2015 work, staff applied for a NYSDEC Water Quality Improvement (WQIP) Grant to construct a sediment forebay and spillway detention at Cayuga Pond ("Pond") to reduce sediment deposition downstream, thereby improving water quality and providing flood mitigation benefits; and
- WHEREAS,** In December, 2015 the Village was awarded a \$1.4 million WQIP grant requiring a 25% (\$350,000) local match, a portion of which can be met through in-kind services; and
- WHEREAS,** in order to take advantage of the awarded funds and construct the project, the Village must obtain several temporary construction access easements as well as a permanent easement for storage and ongoing maintenance of a pump station by property owners who surround and own Cayuga Pond; and
- WHEREAS,** the Montana based environmental consulting firm of Trout Headwaters, Inc. and the California based environmental law firm of Nossaman LLP, have been retained to represent the Cayuga Pond

property owners to assist them in understanding the intended hydrological and water quality benefits of the proposed Cayuga Pond project, and

WHEREAS, Trout Headwaters submitted a letter dated August 10, 2016 (attached) requesting extensive documentation from the Village requiring much time and effort to compile at the risk of project delays in accordance with the NYS approved project schedule, and

WHEREAS, based on the extensive information requested and the potential operational and legal current and future ramifications, Village staff believes it prudent to retain the environmental law firm of Sive Paget & Riesel, P.C. to advise the Village on environmental and legal matters as it relates to the Cayuga Pond Project; now therefore, be it

RESOLVED, that the Village Manager is, herein, authorized to execute the proposal to retain legal services dated August 22, 2016, in substantially the same form as attached hereto, between the Village of Scarsdale and Sive Paget & Riesel P.C., for legal services associated with the Cayuga Pond Stormwater and Sediment Reduction Water Quality Improvement Project, WQIP Project #57157; and be it further

RESOLVED, that the Village Manager shall take all appropriate administrative acts required for the successful completion of the terms of the proposal.

* * * * *

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

* * * * *

Upon motion entered by Trustee Finger , and seconded by Trustee Samwick, the following resolution regarding Authorization to Execute a Professional Services Agreement with Antonucci & Associates, Architects and Engineers LLP was approved by the vote indicated below:

WHEREAS, following the New York State Department of Transportation biennial inspection in June 2014, the Heathcote Road Bridge received a red flag rating and report indicating that the abutment located on the southern portion of the bridge needed immediate attention; and

WHEREAS, in order to properly address the red flag, the Village of Scarsdale hired Antonucci & Associates, Architects & Engineers LLP (AAAE) to design a temporary support structure, as well as assess the entire structure for stability; and

WHEREAS, while the temporary support has addressed the immediate issue, AAAE determined that a large scale rehabilitation project is necessary to improve the overall long term stability of the bridge; and

WHEREAS, professional engineering consultant support is necessary for the design of the Heathcote Bridge Rehabilitation Project, and the engineering consulting firm of AAAE has provided excellent engineering support thus far for the Village in its effort to maintain the Heathcote Road Bridge; and

WHEREAS, in recognition of AAAE's knowledge of the Heathcote Road Bridge and their previous satisfactory performance on both this bridge and Public Works Department salt shed currently under construction, a professional service agreement for a fee not to exceed \$41,000 has been negotiated with AAAE, to provide professional engineering services related to the Heathcote Road Bridge Rehabilitation project, as further described in the Agreement; now therefore be it

RESOLVED, that the Village Manager is hereby authorized to execute a professional service agreement with Antonucci & Associates, Architects & Engineers LLP, 50 Fifth Avenue, Pelham, NY, for engineering services associated with the Heathcote Road Bridge Rehabilitation project for a fee not to exceed; \$41,000; and be it further

RESOLVED, that the cost of said services be charged to Capital Budget Account # H-5197-963 201-061B-Hwy-Heathcote Rd Brdg-Dsn&Constr.; and be it further

RESOLVED, that the Village Manager is hereby authorized to undertake all administrative acts pursuant to the agreement.

AYES

Trustee Callaghan

NAYS

None

ABSENT

None

Trustee Finger
 Trustee Pekarek
 Trustee Samwick
 Trustee Stern
 Trustee Veron
 Mayor Mark

* * * * *

Municipal Services Committee

Upon motion entered by Trustee Pekarek , and seconded by Trustee Samwick, the following resolution regarding the Award of VM Contract #1207 Proposal “A” Resurfacing Various Roads and Various Restoration Work FY 2016/17 and FY 2017/2018 was approved by the vote indicated below:

WHEREAS, the Village Manager reports that he publicly advertised for the receipt of bids on August 5, 2016 and notified eleven vendors of a contract for road resurfacing and various restoration work, pursuant to VM Contract #1207; and

WHEREAS, on the bid opening date, August 23, 2016, four bids were received for Proposal “A”: Resurfacing of Various Roads and Various Restoration Work; and

WHEREAS, the lowest responsible bid, meeting all specifications for Proposal “A”, was from PCI Industries, 550 Franklin Avenue, Mount Vernon NY 10550, based on the unit bid prices identified for Items 1-10; and

WHEREAS, PCI Industries, has successfully performed roadway resurfacing for the Village in the past and has proven the ability to supply the required quantities of material; now therefore be it

RESOLVED, that VM Contract #1207 Proposal “A”: Resurfacing of Various Roads and Various Restoration Work, be awarded to PCI Industries, 550 Franklin Avenue, Mount Vernon NY 10550, for a two year term expiring August 31, 2018; and be it further

RESOLVED, that VM Contract #1207 Proposal “A” unit bid prices are itemized as follows: Bid Item 1 Asphaltic Concrete Wedge Course – \$ 200.00 per ton; Bid Item 2 Asphaltic Concrete Wearing Course (402.1279) – \$ 104.70 per ton; Bid Item 3 Asphaltic Concrete Wearing Course (402.097202) – Not included in contract; Bid Item 4 Asphaltic Concrete Wearing Course (402.068101) – Not included in contract,

Bid Item 5 Base Course (402.3779) - \$ 250.00 per ton Bid Item 6 Cold Milling - \$ 4.50 per square yard; Bid Item 7 Resetting of Manhole Castings – \$ 500.00; Bid Item 8 Resetting of Storm Catch Basin Castings - \$ 600.00; Bid Item 9 Resetting of Water Valve Boxes - \$ 375.00, Bid Item 10 Installing new manhole frame and castings - \$ 750.00, based on estimated work quantities not to exceed budgeted appropriations; and be it further

RESOLVED, that the contract work be charged to FY 2016/2017 Capital Account #H-5197-963 2017-055 (\$516,000: Anticipated ConEd Reimbursement [\$104,000], Pave NY Grant [\$37,000], and FY 2015/16 closeout transfer [\$375,000]), with the FY 2017/18 work subject to adequate budget appropriation; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute VM Contract #1207 Proposal “A” with PCI Industries, 550 Franklin Avenue, Mount Vernon NY 10550, and to undertake administrative acts as may be required under said agreement.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

* * * * *

Upon motion entered by Trustee Pekarek , and seconded by Trustee Veron, the following resolution regarding the Award of VM Contract #1207 Proposal “B” Installation and Resetting of Granite Curbing and Related Work FY 2016/17 and FY 2017/2018 was approved by the vote indicated below:

WHEREAS, the Village Manager reports that he publicly advertised for the receipt of bids on August 5, 2016 and notified eleven vendors of a contract for road resurfacing, furnishing and installation of granite curbs, and various restoration work, pursuant to VM Contract #1207; and

WHEREAS, on the bid opening date, August 23, 2016, three bids were received for Proposal “B”: Installation and Resetting of Granite Curbing and Related Work; and

WHEREAS, the lowest responsible bid, meeting the specifications for Proposal “B, was from Acocella Contracting Inc., 68 Gaylor Road, Scarsdale, NY 10583, based on the unit bid prices identified for Items 1 and 2; and

WHEREAS, Acocella Contracting Inc., has successfully performed granite curbing work for the Village in the past and has proven the ability to supply the required quantities of material; now therefore be it

RESOLVED, that VM Contract #1207 Proposal “B”: Installation and Resetting of Granite Curbing and Related Work, be awarded Acocella Contracting Inc., 68 Gaylor Road, Scarsdale, NY 10583, for a two year term expiring August 31, 2018; and be it further

RESOLVED, that VM Contract #1207 Proposal “B” unit bid prices are itemized as follows: Bid Item 1 New Granite Curbing - \$ 24.75 per linear foot; Bid Item 2 Resetting Existing Curbing - \$17.25 per linear foot, based on estimated work quantities not to exceed budgeted appropriations; and be it further

RESOLVED, that the contract work be charged to FY 2016/2017 Capital Account H-5197-963 2017-055 (\$125,000 FY 2015/16 closeout transfer) and H-5197-963 2017-057 (\$20,000), with the FY 2017/18 work subject to adequate budget appropriation; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute VM Contract #1207 Proposal “B” with said Acocella Contracting Inc., 68 Gaylor Road, Scarsdale, NY 10583, and to undertake administrative acts as may be required under said agreement.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

Upon motion entered by Trustee Pekarek , and seconded by Trustee Veron, the following resolution regarding the Award of VM Contract #1207 Proposal “C” Roadway

Patches and Restoration Work FY 2016/17 and FY 2017/2018 was approved by the vote indicated below:

WHEREAS, the Village Manager reports that he publicly advertised for the receipt of bids on August 5, 2016 and notified eleven vendors of a contract for road resurfacing, furnishing and installation of granite curbs, and various restoration work, pursuant to VM Contract #1207; and

WHEREAS, on the bid opening date, August 23, 2016, one bid was received for Proposal "C": Roadway Patches and Restoration Work; and

WHEREAS, the lowest responsible bid, meeting the specifications for Proposal "C";, was from Acocella Contracting Inc., 68 Gaylor Road, Scarsdale, NY 10583, at the unit bid prices identified for Items 1-9; and

WHEREAS, Acocella Contracting Inc., has successfully performed roadway patch work for the Village in the past and has proven the ability to supply the required quantities of material; now, therefore, be it

RESOLVED, that VM Contract #1207 Proposal "C": Roadway Patches and Restoration Work be awarded to Acocella Contracting Inc., 68 Gaylor Road, Scarsdale, NY 10583, for a two year term expiring August 31, 2018; and be it further

RESOLVED, that VM Contract #1207 Proposal "C" unit bid prices are itemized as follows: Item 1 Remove temporary pavement - \$ 58.00 per square yard; Item 2 Asphalt Roadway Patch Delamination Repair - \$ 36.00 per square yard; Item 3 Provide all labor, equipment and material to place 6" high machine asphalt curbing – \$ 12.00 per linear foot; Item 4 reset granite curbing – \$ 12.00 per linear foot; Item 5 Supply and install granite curbing - \$20.00 per linear foot; Item 6 Adjusting manholes to grade - \$ 100.00 each; Item 7 Adjusting catch basins to grade - \$ 150.00 each; Item 8 Adjust water valve boxes to grade - \$ 50.00 each; Item 9 Furnish & setting water valve box adapters - \$ 25.00 each, based on estimated work quantities not to exceed budgeted appropriations; and be it further

RESOLVED, that the cost of the contract work be charged to FY 2016/17 Water Fund Operating Budget: EWS-8310-DSTRB-EXCAV-400 416 (\$40,000), with the FY 2017/18 work subject to adequate budget appropriation; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute VM Contract #1207 Proposal "C" with said Acocella Contracting Inc., 68

Gaylor Road, Scarsdale, NY 10583 and to undertake administrative acts as may be required under said agreement.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

* * * * *

Upon motion entered by Trustee Pekarek , and seconded by Trustee Veron, the following resolution regarding the Award of VM Contract #1207 Proposal “E” Sewer Cleaning and Televising Work - FY 2016/17 and FY 2017/2018 was approved by the vote indicated below:

WHEREAS, the Village Manager reports that he publicly advertised for the receipt of bids on August 5, 2016 and notified eleven contractors of the contract for Sewer Cleaning and Televising Work, pursuant to VM Contract #1207; and

WHEREAS, on the bid opening date, August 23, 2016, one bid was received for Proposal “E”: Sewer Cleaning and Televising Work; and

WHEREAS, the lowest responsible bid, meeting the specifications for Proposal “E”, was from Fred A. Cook, Jr. Inc., based on unit bid prices identified for Items 1 – 4; and

WHEREAS, staff has reviewed the bid response, and spoken with references provided in the bid material, and has determined that Fred A. Cook Jr. Inc. is capable of performing the work as described in the contract; now therefore be it

RESOLVED, that VM Contract #1207 Proposal “E”: Sewer Cleaning and Televising Work, be awarded to Fred A. Cook Jr. Inc., P.O. Box 70, Mount Vernon NY 10548, for a two year term expiring August 31, 2018; and be it further

RESOLVED, that VM Contract #1207 Proposal “E” unit bid prices are itemized as follows: Item 1 Cleaning of 6” – 8” pipes - \$3.00 per linear foot; Item 2 Cleaning of 10” – 12” pipes - \$3.00 per linear foot; Item 3 Cleaning

of 15” – 18” pipes - \$3.00 per linear foot; Item 4 Cleaning of 24” – 36” pipes - \$3.00 per linear foot, Item 5 Daytime Emergency 6” - 36” pipe – \$495.00 per hour, Item #6 Evening Emergency 6” - 36” pipe – \$600.00 per hour, Item 7 Weekend and Holiday Emergency 6” – 36” pipe – \$600.00 per hour, based on estimated work quantities not to exceed budgeted appropriations; and be it further

RESOLVED, that the contract work be charged to FY 2016/2017 Capital Account #H-8120-965 2017-093 (\$60,000); and be it further

RESOLVED, that the Village Manager is hereby authorized to execute VM Contract #1207 Proposal “E” on behalf of the Village of Scarsdale with said Fred A. Cook Jr. Inc., P.O. Box 70, Mount Vernon NY 10548, and to undertake administrative acts as may be required under said agreement.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

Upon motion entered by Trustee Pekarek , and seconded by Trustee Samwick, the following resolution regarding Authorization to Execute an Extension of the New York State Department of Transportation State Roads FY 2016/17 Municipal Snow and Ice Removal Agreement was approved by the vote indicated below:

WHEREAS, pursuant to Section 12 of the New York State Highway Law, the maintenance of State highways includes control over snow and ice removal, as authorized by the New York State Department of Transportation (NYSDOT); and

WHEREAS, snow and ice control on State highways, 15.7 miles of which are located within the Village of Scarsdale, may be performed by the host municipality pursuant to an agreement entered into by the municipality and the NYSDOT; and

WHEREAS, in the interest of public safety and plowing expediency, the Village of Scarsdale has historically provided such service to NYSDOT since

1999 through successive amendments to the Indexed Lump Sum Municipal Snow and Ice Agreement, the latest of which was executed in January 14, 2014 (attached), thereby extending the original agreement through June 30, 2015, with said agreement continuing in force until a successor agreement is proffered by the NYSDOT; and

WHEREAS, the NYSDOT recently delivered a one-year extension Agreement for the 2016/17 season (attached), retroactive to July 1, 2016, and terminating June 30, 2017; and

WHEREAS, the new estimated index lump sum expenditure is \$1,578.00 per lane mile for a total of \$24,774.60; now, therefore, be it

RESOLVED, that the Village Board of Trustees hereby authorizes the Village Manager to execute the New York State Index Lump Sum Municipal Snow and Ice Extension Agreements for the 2016/17 winter season between the Village of Scarsdale and the New York State Department of Transportation for snow and ice removal services, in substantially the same form as attached hereto; and be it further

RESOLVED, that the Village Manager is, herein, authorized to undertake all administrative acts required pursuant to the terms of the Agreements including the execution of any amendments to the above cited extension.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

Trustee Pekarek introduced the next resolution to call for a Public Hearing on the number of taxicabs to be licensed in 2017. She stated that for the last ten years, the Board of Trustees has annually authorized 25 licenses and issued 23 licenses. The police periodically inspect taxicabs and they conducted an inspection on August 11, 2016. Of the 15 vehicles that were on the road, all the vehicles were inspected and found to be satisfactory. As is customary, spot checks are conducted and will continue to be done in the future. All vehicles were in compliance and in presentable condition.

Based on research provided by the Village Clerk, Trustee Pekarek stated that there was a slight increase in population and workday ridership on Metro North over the last five to six years; however, the current maximum allowance of 25 taxicab licenses should continue to be adequate to meet the needs of the community for 2017.

Upon motion entered by Trustee Pekarek , and seconded by Trustee Samwick, the following resolution Calling for a Public Hearing on the Number of Taxicabs to be Licensed in 2017 was approved by the vote indicated below:

RESOLVED, that a Public Hearing is hereby called by the Board of Trustees of the Village of Scarsdale to be held in Rutherford Hall in Village Hall on Tuesday, September 27, 2016, at 8:00 pm in Rutherford Hall in the Village of Scarsdale to determine the number of taxicabs to be licensed in Scarsdale in 2017, pursuant to Section 272-3 of the Village Code; and be it further

RESOLVED, that the Village Clerk is directed to advertise said Public Hearing.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

* * * * *

Police Commissioner

Upon motion entered by Trustee Stern, and seconded by Trustee Pekarek, the following resolution regarding Authorization to Execute an Intermunicipal Agreement with Westchester County for the 2016 Stop-DWI Patrol/Datamaster Project was approved by the vote indicated below:

WHEREAS, the County of Westchester and its municipalities have participated in the Westchester County STOP-DWI Patrol/Datamaster Project for many years through an Intermunicipal agreement which provides overtime reimbursement for added patrol efforts to enforce New York State Vehicle & Traffic Laws against intoxicated and impaired driving; and

WHEREAS, in 2011, the Westchester County Board of Legislators granted authority for the Westchester County STOP DWI Program to enter into an agreement with the Village of Scarsdale for a five (5) year term commencing January 1, 2011 and ending December 31, 2015; and

WHEREAS, Westchester County now desires to continue the program and to extend it for another five years from January 1, 2016 through December 31, 2020 and wishes to establish a grant, not to exceed \$8,400, in each of those years; and

WHEREAS, the Chief of Police of the Village of Scarsdale recommends continuing the program and has indicated its success in past years as an educational and enforcement tool for promoting safe driving throughout the Village; now, therefore, be it

RESOLVED, that the Village Manager is herein authorized to execute the inter-municipal agreement between the Village of Scarsdale and Westchester County, in substantially the same form as attached hereto, for an annual grant award not to exceed \$8,400; and be it further

RESOLVED, that the Village Manager is herein authorized to undertake any administrative acts required under the terms of the agreement.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

Trustee Stern noted before reading the Resolution that this project is beyond the normal operation of the Police Department. This is done ‘after hours’ – New Year’s Eve, Christmas Eve, etc.

Recreation Committee

Upon motion entered by Trustee Callaghan, and seconded by Trustee Samwick, the following resolution regarding the Award of VM Contract #1143 – Athletic Field Maintenance – Change Order #5 was approved by the vote indicated below:

- WHEREAS,** the Village Board of Trustees approved a resolution at its February 26, 2013 meeting (attached) awarding VM Contract #1143 – Athletic Field Maintenance to Greenway Property Services, 3 Rye Ridge Plaza #181, Rye Brook, NY 10573, for a two year period from March 2013 to March 2015, at a total cost of \$53,466; and
- WHEREAS,** the lump sum base bid contract work includes mowing, fall cleanup and spring cleanup for six Village athletic field properties, with unit bid prices also provided for certain additional maintenance services as needed and determined by the Superintendent of Parks and Recreation, such services including purchase, removal and installation of sod, additional field mowing and a labor rate for additional labor; and
- WHEREAS,** the Village Manager approved Change Order #1 dated March 22, 2013 (attached) for additional field maintenance improvement work on athletic ball fields at Crossway Fields #1 and #2, Winston Field, and Supply Fields #1 and #2 in the amount of \$9,892.50; and
- WHEREAS,** the Village Board of Trustees approved Change Order #2 dated October 22, 2013 (attached) for additional field maintenance improvement work on athletic ball fields at Supply Field #1 and #2, Hyatt Field #2 and Crossway Field #3 in the amount of \$7,505; and
- WHEREAS,** the Village Board of Trustees approved Change Order #3 dated October 12, 2014 (attached) for additional field maintenance improvement work on athletic ball fields at Crossway Fields #1, #2, #3 and Winston Field #2 in the amount of \$10,834; and
- WHEREAS,** VM Contract #1143 – Athletic Field Maintenance expired in March of 2015 and contract specifications indicated that the Village Manager may extend the contract annually for two additional one year periods;
- WHEREAS,** on February 6, 2015, the Village Manager approved a one year contract renewal with Greenway Property Service in the amount of \$27,107.26 in accordance with the Consumer Price Index for 2014 of 1.4%; and
- WHEREAS,** the Village Board of Trustees approved Change Order #4 dated November 10, 2015 (attached) for additional field maintenance improvement work on athletic ball fields at Hyatt Fields #1 and #2 and Crossway Field #3 in the amount of \$8,022; and

WHEREAS, on February 18, 2016, the Village Manager approved a one year contract renewal with Greenway Property Service in the amount of \$27,134.37 in accordance with the Consumer Price Index for 2015 of .1%; and

WHEREAS, in July 2016, Village staff reviewed all athletic properties and further recommends additional improvements to install sod and clay in the ball field infields at Supply Fields #1, #2, and Crossway Fields #1 and #2 in accordance with Change Order #5 (attached); and

WHEREAS, the total cost for Change Order #5 is \$12,777.50, as further detailed in the attached memorandum, resulting in a total revised contract amount of \$156,738.63 including a total aggregate contract change order cost of \$49,031.00; and

WHEREAS, section 2.9 (A) of the Village Internal Control Policy requires the Village Board of Trustees to approve change orders that exceed \$10,000 in the aggregate for contracts less than \$100,000; now therefore be it

RESOLVED, that in accordance with Section 2.9 (A) of the Village Internal Control Policy, the Village Board of Trustees herein approves Change Order #5 for VM Contract #1143 – Athletic Field Maintenance, in the amount of \$12,777.50; and be it further

RESOLVED, that the cost for the additional work be charged to the FY 2016/2017 Department of Parks, Recreation and Conservation operating budget Account A-7020-PLGRD-MAINT-400-499.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Trustee Callaghan	None	None
Trustee Finger		
Trustee Pekarek		
Trustee Samwick		
Trustee Stern		
Trustee Veron		
Mayor Mark		

* * * * *

Village Manager Pappalardo noted that although it appears there are a lot of change orders in the resolution that was just adopted, the aggregate change order cost of roughly \$50,000 is 1/3 of the total cost of this contract which extended over a four year period. This is by design – the Village set this contract up with just base bid work which is straight

mowing and fall and spring cleanup. There are a lot of fields; it is unsure as to just what might happen to those fields over the course of a four year contract and so there is all this additional work that we know traditionally we have to do to some of these fields. We treat them then as extra work – we get unit bid prices for it and pick and choose what needs to be done on each one of the fields on an annual basis. It makes sense to do it this way as opposed to including all of this work in a base bid because we do not want to do the work if it is not necessary. This way, the Village is being prudent in the way that money is being spent even though it looks like there are a lot of change orders. This happens all the time with this contract, and the Village has had good success with it.

* * * * *

Other Committee Reports

None.

* * * * *

Liaison Reports

Trustee Callaghan reported as the Fire Commissioner. He stated that he and Chief Seymour have been working on updating the ISO (Insurance Organization). This is a national organization that sets fire rates for fire insurance carriers. What the Village tries to do is to tell them what improvements have been made since they were here last year. He stated that in five or six weeks, the Fire Department will know what some of the suggestions were. The Village now enjoys a Number 2 rating which is very high and only a handful of municipalities in the nation enjoy that rating.

* * * * *

Written Communications

Village Clerk Conkling stated that fifty-seven (57) communications have been received since the last regular Board of Trustees meeting held on August 9, 2016.

Fifty-three (53) emails & letters regarding the 2016 Revaluation were received; all of these communications as well as other communications of varying topics can be viewed on the Village's website, www.scarsdale.com under the Board of Trustees or Village Clerk section.

An additional four (4) communications were received as follows:

- An email from Tama Seife, 21 Circle Road, regarding property maintenance.
- An email from Lika Levy regarding demolitions.

- A letter from Timothy and Heidemarie King, 17 Paddington Road, thanking the Public Works Department for the installation of curbing in front of their home.
- A letter from Madeline Eppenstein, on behalf of the Friends of the Scarsdale Parks regarding the proposed library renovations.

* * * * *

There being no further business to come before the Board, Mayor Mark moved to adjourn the meeting at 9:55 P.M., seconded by Trustee Samwick and carried by a unanimous vote.

Donna M. Conkling
Village Clerk

PUBLIC HEARING

Village of Scarsdale

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled by the Board of Trustees of the Village of Scarsdale on Tuesday, September 27, 2016 at 8:00 p.m. in Rutherford Hall in Village Hall, to determine the number of taxicabs to be licensed in Scarsdale in 2017, pursuant to Section 272-3 of the Village Code.

Donna M. Conkling
Village Clerk

09/14/2016

**RESOLUTION RE: CALLING FOR A PUBLIC HEARING ON THE
NUMBER OF TAXICABS TO BE LICENSED IN
2017**

RESOLVED, that a Public Hearing is hereby called by the Board of Trustees of the Village of Scarsdale to be held in Rutherford Hall in Village Hall on Tuesday, September 27, 2016, at 8:00 pm in Rutherford Hall in the Village of Scarsdale to determine the number of taxicabs to be licensed in Scarsdale in 2017, pursuant to Section 272-3 of the Village Code; and be it further

RESOLVED, that the Village Clerk is directed to advertise said Public Hearing.

Submitted by: Village Manager
Date: September 9, 2016
For: September 13, 2016

**CERTIFICATION
THE ABOVE RESOLUTION WAS
ADOPTED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF SCARSDALE ON**

9-13-2016

**DONNA M. CONKLING
VILLAGE CLERK**



Village of Scarsdale



Donna M. Conkling
Village Clerk

Office of the Village Clerk
Scarsdale, New York 10583
914-722-1175
Fax: 914-722-8315

Veronica A. Regazzi
Deputy Village Clerk

MEMORANDUM

TO: Mayor & Board of Trustees
Village Manager

FROM: Donna M. Conkling, Village Clerk

DATE: August 11, 2016

SUBJECT: Taxicab Licenses - 2017

Pursuant to Section 272-3 of the Village Code, the Board of Trustees must determine the number of taxicabs to be licensed each year.

For your information, the following number of taxicab licenses has been issued by the Village of Scarsdale during the last 10-year period:

<i>Year</i>	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Taxicab Licenses Issued	23	23	23	22	22	22	22	24	25	23
Authorized Taxicab Licenses	25	25	25	25	25	25	25	25	25	25

For over 30 years, the Village Board has annually authorized the issuance of 25 taxicab licenses.

The Village has issued an average of 23 taxicab licenses over the past decade with the maximum authorized number of 25 taxicab licenses issued in 2008. The U.S. Census estimates the 2015 population in Scarsdale at 17,885. Based on that estimate, the population in the Village has increased 4.2% since the 2010 U.S. Census count of 17,166.

Metro North reports that the 2015 weekday train ridership at the Scarsdale train station was 4,497 boardings – only 4 less weekday boardings than the 2014 ridership rate of 4,501. The 2015 ridership is an overall increase of 342 over the 2010 number of 4,155. Weekend ridership in 2015 of 2,066 showed a negligible increase of 21 boardings as compared to the 2014 weekend ridership of 2,045.

Based on the foregoing information, with the slight increase in population and increase in weekday ridership over the last 5-6 years, the current maximum allowance of 25 taxicab licenses should continue to be adequate to meet the needs of the community.

I respectfully request that a public hearing on this matter be scheduled for the September 27, 2016 Village Board meeting.



Scarsdale Police Department

Inter-Departmental Memorandum

To: Lt. Dusavage
From: P.O. Boggi #28
Date: September 16, 2016
Re: Taxi inspections

An unscheduled taxi inspection was conducted on August 11, 2016 at 12:15 p.m. I met with Pat Desantis, who was dispatching taxis at the time. Mr. Desantis was very cooperative and helpful during the inspection. At the time of the inspection, there were 15 of 24 licensed vehicles on the road, all of which were inspected and rated satisfactory. Drivers produced all necessary documentation that is required for them to possess.

An additional unscheduled taxi inspection was conducted on September 9, 2016 at 2:15 p.m to capture the remaining nine vehicles not inspected in August. I met with Peter Blier, who was dispatching taxis at the time. Mr. Blier was very cooperative and helpful during the inspection. Eight vehicles were inspected on September 9th, all of which were found to be in compliance. Drivers produced all necessary documentation that is required for them to possess. Mr. Blier stated that the ninth Vehicle (MV-5), which I could not inspect, was in an auto body shop due to an accident. Central Taxi will be replacing MV-5 with a new vehicle in near future.

As is customary, spot checks will be conducted, in the future to insure continued compliance with the safety and documentation policies.

Respectfully Submitted

P.O. John Boggi #28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 8/11/16

New/ Renewal

Scheduled/ Unscheduled

Driver's Name: JOHN KERN 10/28/49 ID# 918 054 337 HACK # 1354

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 680 Taxi #: (Dashboard) 52

Registration: 33226TX VIN #: 2FAHP71W45X100840

Valid Insurance Card: Yes/ No Insurance Code: 036 Policy #: CAP603463

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: ~~0680~~ 2156830 Expiration Date: 11/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO J Buss #28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturro
Chief of Police

Date: 8/11/16

New (Renewal)

Scheduled / Unscheduled

Driver's Name: TRAIAN BRANZAN 9/26/01 ID# 641 303 709 HACK # 1353

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 083 Taxi #: (Dashboard) 49

Registration: 17516TX VIN: 2FAHP71WR5X100836

Valid Insurance Card: (Yes) No Insurance Code: 036 Policy #: CAP603717

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 2988999 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: P. J. B...



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: ADRIAN CAMACHO 5/15/59 ID# 891 439 501 Hack # 1365

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 677 Taxi #: (Dashboard) 55

Registration: 17523TX VIN#: 2FAHP71W65X100869

Valid Insurance Card: (Yes) No Insurance Code: 036 Policy #: CAP603463

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 5815307 Expiration Date: 8/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: [Signature]



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturro
Chief of Police

Date: 8/12/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: JIMMY GOMEZ, J 11/8/78 ID# 267 044 745 Hack# 1394

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 675 Taxi #: (Dashboard) MV7

Registration: 17526TX VIN #: 5FNRL38488B058938

Valid Insurance Card: Yes / No Insurance Code: 046 Policy #: CA9803467

Make: HONDA Model: ODYSSEY Year: 2008 Seating: 6

Inspection Sticker #: 08660614 Expiration Date: 11/30/16

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO J Boyer #28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturro
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: JOHN ROBERTS, 3 6/10/50 ID# 594 319 626 HACK # 1356

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 686 Taxi #: (Dashboard) 46

Registration: 17532TX VIN #: 2FAHP71W65X170999

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603462

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 5915314 Expiration Date: 8/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO J Basso #1018



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: ARTHUR DESANTIS, 7/29/2 ID# 317 104 207 HACK# 1362

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 676 Taxi #: (Dashboard) P1

Registration: 17966TY VIN #: 1TDKB20U683424522

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603462

Make: TOYOTA Model: PRIUS Year: 2008 Seating: 5

Inspection Sticker #: 2156823 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO J Bays #28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 8/11/16

New Renewal

Scheduled Unscheduled

Driver's Name: EDWARD COUSEN, 8/27/54 ID# 408 081 680 # 1381

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 681 Taxi #: (Dashboard) 51

Registration: 13664TX VIN #: 2FAHP71W25X100867

Valid Insurance Card: Yes No Insurance Code: 036 Policy #: CAP603717

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 1037890 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: [Signature]



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: GIULIO MAZZUCCO 3 (2/11/47) ID# 716 264 324 Hack # 1360

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 682 Taxi #: (Dashboard) 50

Registration: 17527TX VIN #: 2FAHP71W05X173333

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603462

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 2888987 Expiration Date: 3/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: Paul B...



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturro
Chief of Police

Date: 8/17/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: SLY LOUING 9/30/50 ID# 148 015 679 HACK # 1383

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 688 Taxi #: (Dashboard) 44

Registration: 17588TX VIN #: 2FAHP71W95X173332

Valid Insurance Card: Yes/No Insurance Code: 036 Policy #: CAP603462

Make: FORD Model: CROWN VECTRIA Year: 2005 Seating: 5

Inspection Sticker #: 3889244 Expiration Date: 5/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Table with columns: Equipment Type, S, U, Comments. Rows include Horn, Windshield Wipers, Interior Lights, Exterior Lights, Seatbelts, Mirrors (#), Operable Doors, Ready Spare Tire, Windows / Glass, Company Logo, Floor Mats, Seats, Paint, Cleanliness, Body Condition, Door Locks, Tires, Taxi Rate Map, Taxi Rate Schedule, Complaint cards, Hack License Displayed.

Additional Comments:

Reporting Officer:

Signature of reporting officer



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 8/11/16

New (Renewal)

Scheduled / Unscheduled

Driver's Name: JOSEPH KELLER 9/2/67 ID# 904 725 628 HACK# 1346

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 694 Taxi #: (Dashboard) 48

Registration: 12170TX VIN #: 2FAHP71W05X177320

Valid Insurance Card: (Yes) / No Insurance Code: 036 Policy #: CA9603463

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 1037937 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: [Signature]



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matarro
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: CHARLES CAMPBELL K 10/9/97 ID# 671 191 492 HACK # 1364

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 687 Taxi #: (Dashboard) 45

Registration: 17525TX VIN #: 2FAHP71W65X177337

Valid Insurance Card: Yes No Insurance Code: 036 Policy #: CAP603463

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 3211104 Expiration Date: 4/30/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: [Signature]



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: WILLIAM McDONALD, R 5/2/96 ID# 731 466 OR HACK 1382

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 689 Taxi #: (Dashboard) 42

Registration: 17512TX VIN #: 2FAHP71W14X181925

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603717

Make: FORD Model: CROWN VICTORIA Year: 2004 Seating: 5

Inspection Sticker #: 321103 Expiration Date: 4/30/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: [Signature] # 218



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: PETER HIRSCHFELD, A 8/26/54 ID# 325 975 057 Hack# 1357

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 678 Taxi #: (Dashboard) 54

Registration: L7531TX VIN #: 2FAHP71W75YD71000

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603462

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 5815285 Expiration Date: 7/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: [Signature]



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: ROBERT VARLEY 8/7/53 ID# 845 534 885 HACK # 1351

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 691 Taxi #: (Dashboard) P3

Registration: 17684TY VIN#: JTDKB320U373220937

Valid Insurance Card: Yes / No Insurance Code: 035 Policy #: CAP603462

Make: TOYOTA Model: _____ Year: 2007 Seating: 5

Inspection Sticker #: 5815317 Expiration Date: 8/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: _____

P. J. B...



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 8/11/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: RONALD ROWAN, F ID# 535 427 453 HACK# 1324

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 694 Taxi #: (Dashboard) 57

Registration: 17534TX VIN #: 2FAFP71W06X161269

Valid Insurance Card: Yes / No Insurance Code: _____ Policy #: CAP603462

Make: FORD Model: CROWN VICTORIA Year: 2006 Seating: 5

Inspection Sticker #: 0680941 Expiration Date: 8/31/16

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: P. J. Buga # 28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 9/9/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: SLY LOVING ID# 148015679 HACK # 1383

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 672 Taxi #: (Dashboard) 58

Registration: 17521TX VIN #: 2FAHP71V79X101915

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603463

Make: FORD Model: CROWN VICTORIA Year: 2009 Seating: 5

Inspection Sticker #: 388929 Expiration Date: 5/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO BOGGI # 28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 9/9/16

New Renewal

Scheduled / Unscheduled

Driver's Name: SONIA BLACKSTOCK, P ID# 594424809 Hack# 1361

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 695 Taxi #: (Dashboard) P2

Registration: 20484TY VIN #: 5TDKB20U773261328

Valid Insurance Card: Yes No Insurance Code: 036 Policy #: CA9603462

Make: TOYOTA Model: PRIUS Year: 2007 Seating: 5

Inspection Sticker #: 1037891 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: P. BOGGETT



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturro
Chief of Police

Date: 9/9/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: CODY GOLDSTEIN, L ID# 351167974 HACK # 1380

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 679 Taxi #: (Dashboard) 53

Registration: 124757Y VIN #: 2FAHP71W55X115122

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CA7603463

Make: FORD Model: CROWN VICTORA Year: 2005 Seating: 5

Inspection Sticker #: 5815280 Expiration Date: 7/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: P. BOGGIA



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 9/9/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: ORLANDO BRIDGE, H ID# 133427245 Hack # 1347

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 692 Taxi #: (Dashboard) 59

Registration: 17513TX VIN #: 2FAHP21WX7X130041

Valid Insurance Card: Yes / No Insurance Code: 026 Policy #: CAP603717

Make: Ford Model: CROWN VICTORIA Year: 2007 Seating: 5

Inspection Sticker #: 6825914 Expiration Date: 8/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: P. BOGGITALS



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 9/9/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: RAFAEL LIBORISO, E ID# 736810272 HACK# 1384

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 693 Taxi #: (Dashboard) 56

Registration: 16359 TX VIN #: 2FAHP71W95X177316

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CA7603717

Make: FORD Model: CLOWN VXR0EA Year: 2005 Seating: S

Inspection Sticker #: 1037896 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: P. Boggia #215



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Matturo
Chief of Police

Date: 9/9/16

New Renewal

Scheduled Unscheduled

Driver's Name: KENNETH EISENSTEIN, J ID# 444598 OIS HACK # 1349

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 685 Taxi #: (Dashboard) MV8

Registration: 12148TX VIN #: SFNRL38437B132477

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CA9603717

Make: HONDA Model: ODYSSEY Year: 2007 Seating: 7

Inspection Sticker #: 1948730 Expiration Date: 1/31/17

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO BOGGI #28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 9/9/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: ISSA ABU-HURAIRAH, A ID# 671986691 HACK # 1366

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 674 Taxi #: (Dashboard) MV6

Registration: 1783BTX VIN #: 5FNRL38907B023381

Valid Insurance Card: Yes No Insurance Code: 036 Policy #: CAP603462

Make: HONDA Model: ODYSSEY Year: 2007 Seating: 7

Inspection Sticker #: 08060594 Expiration Date: 11/30/16

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO BOGGI #28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 9/9/16

New/ Renewal

Scheduled / Unscheduled

Driver's Name: DONNA ALBANESE, M ID# 668741585 HACK # 1375

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) 690 Taxi #: (Dashboard) 41

Registration: 17683TY VIN #: 2FAFP71W65X113631

Valid Insurance Card: Yes No Insurance Code: 036 Policy #: CAP603463

Make: FORD Model: CROWN VICTORIA Year: 2005 Seating: 5

Inspection Sticker #: 07833290 Expiration Date: 10/31/16

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn	✓		
Windshield Wipers	✓		
Interior Lights	✓		
Exterior Lights	✓		
Seatbelts	✓		
Mirrors (#)	✓		
Operable Doors	✓		
Ready Spare Tire	✓		
Windows / Glass	✓		
Company Logo	✓		
Floor Mats	✓		
Seats	✓		
Paint	✓		
Cleanliness	✓		
Body Condition	✓		
Door Locks	✓		
Tires	✓		
Taxi Rate Map	✓		
Taxi Rate Schedule	✓		
Complaint cards	✓		
Hack License Displayed	✓		

Additional Comments:

Reporting Officer: PO BOGGI # 28



Scarsdale Police Department

Taxi Inspection Form

Andrew A. Maturro
Chief of Police

Date: 9/9/16

New / Renewal

Scheduled / Unscheduled

Driver's Name: PETER BLIER, S (DISPATCHER) ID# 161 879 431

Taxi Company: CENTRAL TAXI

Sticker #: (Bumper) _____ Taxi #: (Dashboard) MV5 (OUT OF SERVICE)

Registration: 12540TY VIN #: 5FNRL18003B152942

Valid Insurance Card: Yes / No Insurance Code: 036 Policy #: CAP603717

Make: HONDA Model: ODYSSEY Year: 2003 Seating: 7

Inspection Sticker #: _____ Expiration Date: N/A

Equipment Condition "S" Satisfactory "U" Unsatisfactory

Equipment Type	S	U	Comments
Horn			
Windshield Wipers			
Interior Lights			
Exterior Lights			
Seatbelts			
Mirrors (#)			
Operable Doors			
Ready Spare Tire			
Windows / Glass			
Company Logo			
Floor Mats			
Seats			
Paint			
Cleanliness			
Body Condition			
Door Locks			
Tires			
Taxi Rate Map			
Taxi Rate Schedule			
Complaint cards			
Hack License Displayed			

Additional Comments:

VEHICLE WAS INVOLVED IN A ACCIDENT. PETER BLIER SAID THE VEHICLE GOING TO BE REPLACED WITH A NEW VEHICLE

Reporting Officer: PO BOGGIA #28

RESOLUTION RE: 2016/17 FINANCIAL SERVICES ADVISORY AGREEMENT

WHEREAS, A recent rulemaking of the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) require written annual agreements between bond advisors and their clients; and

WHEREAS, For many years the Village utilized the financial advising services of the Long Island firm of New York Municipal Advisors Corp. (NYMAC), said firm having merged with Capital Markets Advisors, LLC; a few years ago; and

WHEREAS, Capital Markets Advisors, LLC, recently advised the Village on the 2015 and 2016 bond refundings which resulted in combined savings to the Village in excess of \$840,000 over the term of the issues; now therefore, be it

RESOLVED, that the Village Board of Trustees hereby authorizes the Village Manager to execute the 2016/17 Financial Advisory Services Agreement between the Village of Scarsdale and Capital Markets, LLC, of Great Neck, N.Y., in substantially the same form as attached hereto, for a term of one year; and be it further

RESOLVED, that the Village Manager is, herein, authorized to undertake all administrative acts required pursuant to the terms of the Agreement.

Submitted by: Village Manager
Date: September 23, 2016
For: September 27, 2016

Capital Markets Advisors, LLC

Independent Financial Advisors

VILLAGE OF SCARSDALE FINANCIAL ADVISORY SERVICES AGREEMENT

This Agreement has been entered into this _____ day of _____, 2016 by and between the Village of Scarsdale ("Client") and Capital Markets Advisors, LLC ("CMA"), a limited liability company created under the laws of the State of New York and having its principal place of business at One Great Neck Road, Suite 1, Great Neck, New York 11021.

Section 1 Financial Advisory Services

CMA will provide the following services in connection with bond and note financings (the "Issue"), undertaken by Client during the term of this Agreement.

- 1.01 Review legal, financial, economic and other information necessary for CMA to advise Client in planning, structuring and otherwise completing each Issue to be undertaken by Client.
- 1.02 Prepare a plan of financing which will include CMA's analysis and recommendations to Client regarding funding requirements, structuring alternatives, marketing, method of sale, security features, call provisions, credit ratings, credit enhancement, term, federal tax implications and such other matters which Client and CMA agree should be included in the plan of financing.
- 1.03 Prepare or assist in the preparation of financing documents, as required by Client, including but not limited to: Official Statement, Notice of Sale and Bid Sheet, request for a credit rating, request for municipal bond insurance, DTC Letter of Representations and debt statement.
- 1.04 Upon the request of Client, CMA will assist Client in the selection of other service providers necessary to conduct each Issue including but not limited to bond counsel, rating agencies, bond insurers, underwriters, trustee and financial printer, if appropriate.
- 1.05 Prepare and maintain a financing schedule, cost of issue budget, list of participants, and take such other actions requested by Client to efficiently manage each Issue.
- 1.06 Participate in debt sale, confirm net interest cost calculation and make award recommendation.
- 1.07 Assist Client with the delivery of proceeds of each Issue, payment of issuance costs and other matters related to closing each Issue.
- 1.08 Participate in the closing of the Issue and verify receipt of Issue proceeds.
- 1.09 **Services for Required Continuing Disclosure and Material Event Notice Filing Pursuant to Rule 15c2-12 of the Securities Exchange Act of 1934**

The Village is obligated to submit to Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal Market Access ("EMMA") system, annually, certain financial information and operating data contained in the pertinent Official Statements under the headings: "The Village", "Financial Information", "Village Indebtedness", "Tax Information", "Litigation", and Appendix B and a copy of the Village's Audit Report for the latest completed fiscal year no later than the 180th day following the end of the fiscal year. The Village must continue to submit the aforementioned information as long as it has bonds outstanding or until such time as the Village is no longer obligated for such bonds as defined in Rule 15c2-12 of the Securities Exchange Act of 1934. CMA will gather and compile the information and submit it to EMMA at the proscribed time.

Capital Markets Advisors, LLC

Independent Financial Advisors

In addition, the Village is required to report within ten business days, to the Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal Market Access ("EMMA"), the occurrence of any of the following events:

- (i) principal and interest payment delinquencies; (ii) non-payment related defaults, if material; (iii) unscheduled draws on debt service reserves reflecting financial difficulties; (iv) unscheduled draws on credit enhancements reflecting financial difficulties; (v) substitution of credit or liquidity providers, or their failure to perform; (vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices of determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (vii) modifications to rights of Bondholders, if material; (viii) Bond calls, if material, and tender offers; (ix) defeasances; (x) release, substitution, or sale of property securing repayment of the Bonds, if material; (xi) rating changes; (xii) bankruptcy, insolvency, receivership or similar event of the Issuer; (xiii) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material.

Section 2 Compensation

2.01 For CMA's performance of services on behalf of Client as described in sections 1.01 through 1.09 hereof, CMA's fee will be as follows:

For Bond issues: a base fee of \$7,650 plus \$0.50 per each \$1,000 of bonds issued, minimum fee \$12,500.

For Note issues: a base fee of \$3,600 plus \$0.25 per each \$1,000 of notes issued, minimum fee \$5,900.

For Continuing Disclosure with prepared OS: \$1,750*

For Continuing Disclosure with no prepared OS: \$2,500*

Printing, overnight delivery and photocopies web hosting and distribution: Estimated at \$675

*For Continuing Disclosure as required by SEC Rule 15 c 2-12 inclusive of all required Material Event Filings. These filings will be made in a timely manner by CMA, within the required ten business days following their occurrence, if CMA is notified by the Village within seven business days of the occurrence of a Material Event.

2.02 Client will pay normal issuance costs such as bond counsel, rating agency fees and other associated expenses.

2.03 Payment of CMA's compensation is due within 30 days of receipt of CMA's invoice following the closing of the financing.

Section 3 Term of Agreement

The term of this Agreement shall be for one (1) year from the date hereof.

Section 4 Disclosure

CMA does not assume the responsibilities of Client, nor the responsibilities of the other professionals and vendors representing Client, in the provision of services and the preparation of financing documents for financings under this agreement. CMA accepts the relationship of trust and confidence established between it and the Client. CMA agrees to furnish its best skill and judgment in the performance of its services in the most expeditious and economical manner consistent with the interests of the Client. Information obtained by CMA, either through its own efforts or provided by the Client, included in the financing documents, or otherwise provided to the Client, is by reason of experience and professional judgment, believed to be accurate; however, such information is not guaranteed by CMA.

Capital Markets Advisors, LLC

Independent Financial Advisors

Section 5 Binding Effect.

All agreements and covenants contained herein are severable and in the event any of them shall be held to be invalid by any competent court, this agreement shall be interpreted as if such invalid agreements or covenants were not contained herein, and the remaining provisions of this agreement shall remain in full force and effect. Each party hereto represents and warrants that this agreement has been duly authorized and executed by it and constitutes its valid and binding agreement.

Section 6 Modification and Termination

This Agreement contains the entire agreement of the parties. It may be amended in whole or in part from time to time in writing by mutual consent of the parties. Either the Client or CMA can terminate this agreement, with or without cause, on thirty (30) days written notice to the other without incurring any further liability hereunder.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first set forth on the first page hereof.

Capital Markets Advisors, LLC

Village of Scarsdale



By: _____

Name: _____

Richard Tortora

Title: _____

Dated: July 26, 2016

Memo



To: Stephen M. Pappalardo, Village Manager
From: Mary Lou McClure
CC: Robert Cole, Deputy Village Manager
Date: 9/23/2016
Re: Financial Advisory Services Agreement with Capital Markets Advisors, Inc.

The Securities and Exchange Commission and the Municipal Securities Rulemaking Board now require a written agreement between municipal bond advisors and their clients. Attached is an agreement from Capital Markets to meet this requirement. I have reviewed the fees included in the agreement and find them to be fair and competitive for the various financial services provided. The agreement has to be renewed annually and is cancellable on 30 days' notice by either party.

NYMAC had represented the Village in its bond sales for many years. NYMAC merged with Capital Markets a couple of years ago after the retirement of one of the principals. Since that time, our representatives on the staff have advised us on the 2015 and 2016 refundings and advised us not to use them for the BANs since there would not be an economic benefit to the Village. The combined savings on the refundings exceed \$840,000 over the lives of the two issues. Additionally, our representatives have prepared numerous debt schedules on request.

I respectfully request that this item be included on the next agenda for the Board's approval.

RESOLUTION: AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS FOR THE 110 SECOR ROAD SITE

WHEREAS, the Village Board of Trustees adopted a resolution on October 28, 2008 (attached), authorizing the Village Manager to enter into a lease agreement (Lease) with New York SMSA Limited Partnership d/b/a Verizon Wireless (Verizon) for the installation of a wireless telecommunications facility on Village-owned property at the Recycling Center Smokestack (Smokestack) located at 110 Secor Road; and

WHEREAS, the Village Manager, on March 16, 2009, executed the Lease (attached), for a term of ten (10) years, containing two automatic five (5) year renewals; and

WHEREAS, in 2015 Verizon requested Village approval to relocate its wireless telecommunication equipment to a vacated space located above its current position and install related ancillary equipment and an emergency generator, as identified in Exhibit A-1 of the lease amendment (attached); and

WHEREAS, pursuant to Chapter 310-79 of the Scarsdale Village Code, in November 2015 the Planning Board renewed and amended the Special Use Permit (attached) to include the revised smokestack space and generator installation, conditioned upon an amendment to the lease and a Special Use Permit term of an additional five years from November 18, 2015 and ending on November 18, 2020; and

WHEREAS, the Village and Verizon negotiated a lease amendment to include a year-to-year rent increase of \$6,900, from \$48,551.73 in FY 15/16 to \$57,393.80 for FY 16/17, including an annual escalation clause of 3% or the increase in the CPI, whichever is greater; and

WHEREAS, pursuant to a recent inspection, the lease amendment also requires Verizon to perform certain repair work to the Smokestack for an amount not to exceed \$37,200.00; and

WHEREAS, based on an overall site inspection of the 110 Secor Road Recycling Facility, certain site repair work and signage improvements have been identified, said work to be completed at Verizon's expense, estimated at a cost of \$25,000; and

WHEREAS, this lease agreement amendment was originally submitted to the Village Board at its April 26, 2016 meeting, and subsequently tabled by the Board subject to further negotiation; and

WHEREAS, the Village Attorney has reviewed the proposed amendment to the lease agreement and has approved as to form; now, therefore, be it

RESOLVED, that the Village Manager is herein authorized to execute an amendment in substantially the same form as attached hereto, to a March 16, 2009 lease agreement between the Village of Scarsdale and New York SMSA Limited Partnership d/b/a Verizon Wireless, which includes Verizon's obligation to perform certain repair work to the Smokestack located at 110 Secor Road, relocation of wireless telecommunications equipment, installation of an emergency generator, and other related site improvements, as further identified in the lease amendment; and be it further

RESOLVED, that the Village Manager is herein authorized to undertake administrative acts as may be required pursuant to the lease agreement and amendment.

Submitted by: Village Manager
Date: September 23, 2016
For: September 27, 2016

Site Name: NY-Cushman
Project Code: _____

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE ("First Amendment"), dated this ___ day of ___, _____, 2016, between THE VILLAGE OF SCARSDALE, a municipal corporation, with an office located at 1001 Post Road, Scarsdale, New York 10583 (hereinafter referred to as "Landlord") and NEW YORK SMSA LIMITED PARTNERSHIP d/b/a Verizon Wireless, a limited partnership, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097 (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord is the owner of the property ("Property") known as 110 Secor Road, Scarsdale, New York, and referred to on the tax map of the Village of Scarsdale as Section 17, Block 1, Lot 17 and the smokestack thereon ("Smokestack") referred to on the tax map of the Village of Scarsdale as Section 30, Block 991, Lot F. Landlord and Tenant entered into that certain lease ("Lease" or "Lease Agreement"), dated March 16, 2009, with respect to the installation of a wireless telecommunications facility at the Property. All capitalized terms used herein shall have the meanings set forth in the Lease, unless expressly set forth herein; and

WHEREAS, Landlord and Tenant have agreed to amend the Lease to provide, among other things, that Tenant may relocate antennas and make improvements, pursuant to the terms herein.

NOW, THEREFORE, in consideration of the foregoing, which is incorporated herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

1. Exhibit "A" attached to the Lease is hereby supplemented by Exhibit "A-1," attached hereto and made a part hereof to reflect the revised location of the Smokestack Space ("Revised Smokestack Space"). Landlord hereby represents, warrants and covenants that the Revised Smokestack Space shown on Exhibit "A-1" is vacant and ready for Tenant's use and no other carrier other than Tenant may utilize same during the term of the Lease. At Tenant's request, the Smokestack was inspected and certain repair work ("Smokestack Repair Work") is required, as set forth in Exhibit "B" attached hereto and made a part hereof. In connection with the Tenant's antenna work, Tenant shall pay, or cause its contractor to pay, International Chimney Corporation, the sum of \$37,200.00 to perform the Smokestack Repair Work for the benefit of the Landlord and Tenant, provided that Tenant shall not be obligated to pay for any other repair work that may be required to be performed to the Smokestack in the future, except to the extent that such repair work is required to be performed due to the negligence or willful misconduct of the Tenant or Tenant's contractor in connection with such Smokestack Repair Work or maintenance of Tenant's telecommunications facility. At Landlord's request, the

Property as a whole was inspected by the parties and certain site repair work and signage is required (collectively the "Site Repair Work") as set forth on Exhibit "C" attached hereto and made a part hereof. Since the Site Repair Work is on Landlord's Property and unrelated to Tenant's installation, Landlord agrees to oversee and monitor said Site Repair Work and shall notify Tenant when same is completed by sending Tenant a notice of completion ("Notice of Completion") of said Site Repair Work. Following receipt of the Notice of Completion, Tenant shall pay or to cause its contractor to pay directly the parties noted on Exhibit C for such Site Repair Work. In the event that the Site Repair Work is completed and Tenant notifies Landlord evidence of same and Landlord fails to send a Notice of Completion or a statement of incompleteness within 10 days of Tenant's notice, then the Notice of Completion shall be deemed to have been given. By Landlord giving the Notice of Completion, Landlord acknowledges that the Site Repair Work has been completed and Landlord irrevocably waives and releases Tenant from any and all claims, losses and liabilities, whatsoever relating to the Site Repair Work. The Smokestack Repair Work shall be completed prior to utilizing the Revised Smokestack Space. As consideration of Tenant's use of the Revised Smokestack Space, Tenant hereby agrees that the annual Base Rent due under the Lease shall increase by an amount equal to \$6,900.00 ("Additional Rent"), subject to annual increases by the greater of (i) three (3%) percent or (ii) the increase in the Consumer Price Index as calculated in §4 of the Lease Agreement, which Additional Rent shall be due and payable on the first day of the month following the date that is thirty days (30) days from the execution of this First Amendment.

2. In addition to the terms and conditions in §17 of the Lease Agreement, Tenant and its subcontractors indemnify and hold harmless Landlord from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the antenna work, and Smokestack Repair Work as set forth in Exhibits "A-1" and "B" and/or installation and related improvements of Tenant's Generator, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the Landlord, or its employees, contractors or agents. Tenant shall furnish to Landlord a certificate of insurance indicating that such coverages, as provided in §17 of the Lease Agreement, are in effect and including Landlord as additional insured for the work to be performed as set forth in this First Amendment.

3. Section 1 of the Lease is hereby amended to add the following paragraph to the end thereof, as follows:

"Landlord hereby acknowledges and agrees that Tenant shall have the right, at its expense, to install its emergency generator and related improvements ("Generator"), together with the conduits, wires, cables, cable trays, and other necessary connections to operate the Generator and Tenant's antenna and equipment in the location (hereinafter collectively referred to as the "Generator Space") as shown in Exhibit "A-1", provided that said wires, cables, cable trays and connections does not interfere with the other tenants' existing equipment at the Property as shown on Exhibit "A-1." Landlord hereby agrees that Tenant may perform the work necessary to install the Generator in the Generator Space after the receipt of a building permit and paying the appropriate fee for the same."

4. This First Amendment shall be binding upon and inure to the benefit of the successors, assigns, heirs, sublessees, licensees and representatives of the parties hereto, and

shall be construed, interpreted and governed by the laws of the State of New York. Landlord agrees to execute a Memorandum reflecting the terms of this First Amendment, which Tenant may record with the appropriate Recording Officer. Each of the parties hereto warrants to the other that the person or persons executing this First Amendment on behalf of such party has the full right, power and authority to enter into and execute this First Amendment on such party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this First Amendment.

5. In the event that any one or more of the provisions contained in this First Amendment shall be held to be invalid, illegal, or unenforceable in any respect, the validity, illegality or enforceability of the remaining provisions contained herein shall not, in any way, be affected or impaired. This First Amendment shall not be modified or amended, except by an instrument in writing executed by the parties. Except as expressly modified herein, the Lease dated March 16, 2009 shall remain unmodified and in full force and effect.

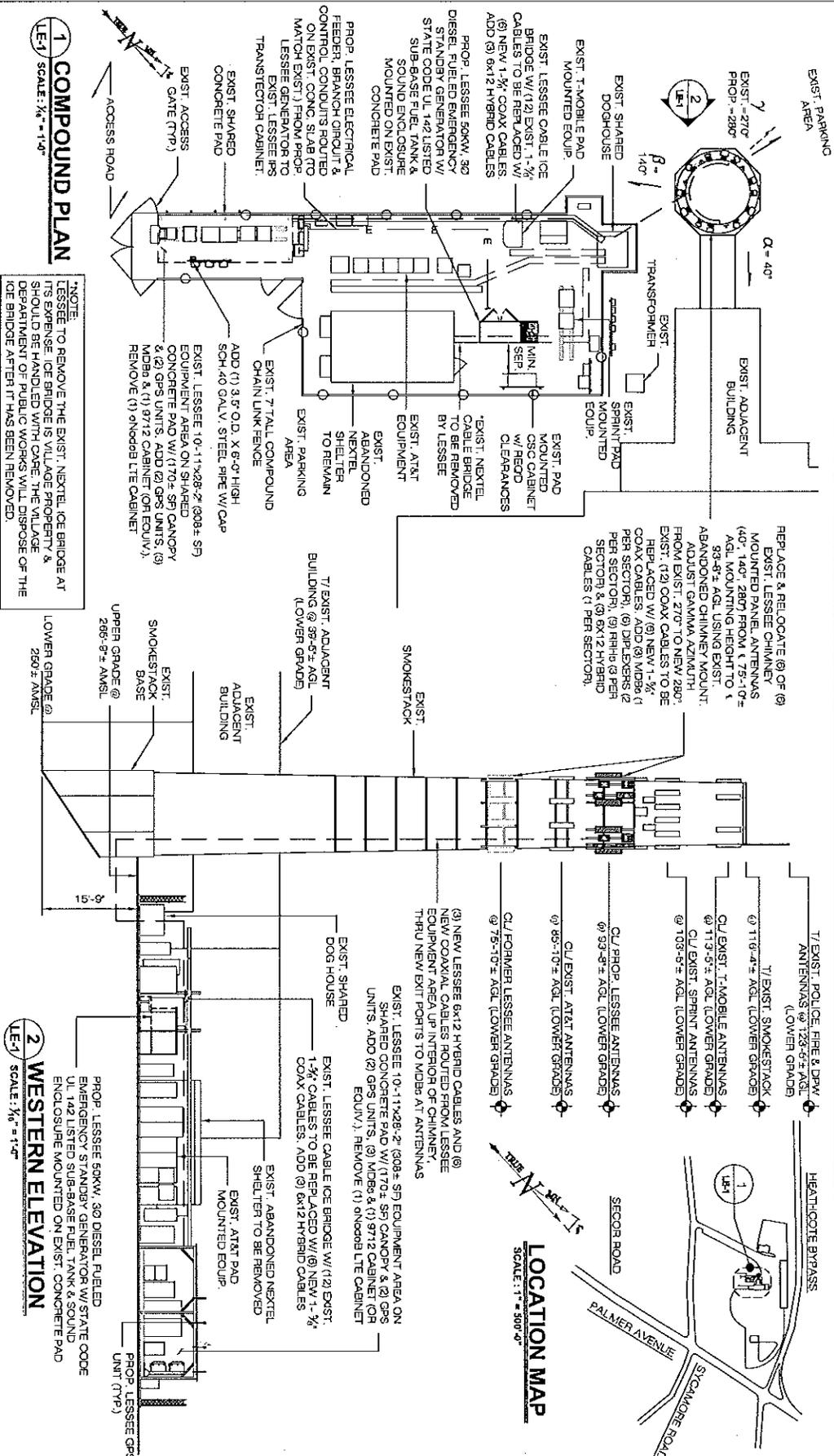
IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed as of the date first above written.

LANDLORD:
THE VILLAGE OF SCARSDALE

By: _____
Authorized Signatory
Name: _____
Title: _____

TENANT:
NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a Verizon Wireless
By: Cellco Partnership, its general partner

Name: _____
Title: _____
Dated: _____



1 COMPOUND PLAN
SCALE: 1/8" = 1'-0"

NOTE:
LESSEE TO REMOVE THE EXIST. NEXTEL ICE BRIDGE AT ITS EXPENSE. ICE BRIDGE IS VILLAGE PROPERTY & SHOULD BE HANDLED WITH CARE. THE VILLAGE DEPARTMENT OF PUBLIC WORKS WILL DISPOSE OF THE ICE BRIDGE AFTER IT HAS BEEN REMOVED.

2 WESTERN ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
ALL ANTENNA LOCATIONS ARE APPROXIMATE. IN ADDITION TO THE LESSEES: (9) ANTENNAS & (4) GPS UNITS SHOWN WITHIN, LESSEE SHALL HAVE THE RIGHT TO INSTALL AN ADDITIONAL (3) PANEL, ANTENNAS & (2) MICROVAIVE DISHS DURING THE TERM OF THIS AGREEMENT. CABLE TRAYS, CONDUITS, AND OTHER CONNECTIONS SHALL BE LOCATED AT A LOCATION DETERMINED BY LESSEE & SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EQUIPMENT OR OTHER UTILITY IMPROVEMENTS REQUIRED BY LESSEE OF NEW YORK, INC. OR ANY OTHER UTILITY PROVIDER TO SERVICE LESSEES INSTALLATION IS PERMITTED AT THE PROPERTY. PERI UNITS, DIR EXHNS, TMA, AND DISTRIBUTION BOXES SHALL BE ADDED TO EACH ANTENNA SECTOR AT FUTURE LOCATIONS DETERMINED BY LESSEE. ADL = ABOVE GROUND LEVEL; AMSL = ABOVE MEAN SEA LEVEL; ARL = ABOVE ROOF LEVEL; MDB = MAIN DISTRIBUTION BOX; RHH = REMOTE RADIO HEAD; SDB = SECTOR DISTRIBUTION BOX; TMA = TOWER MOUNTED AMPLIFIER

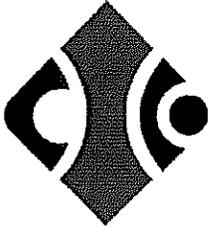
PROPERTY INFORMATION:
SECTION: 17
BLOCK: 17
LOT(S): 17
ZONING: A24
LATITUDE: 40° 59' 32.49" N
LONGITUDE: 73° 49' 58.71" W
ELEVATION: 250 ± AMSL
CL OF PROP. PANEL, ANTENNAS:
ALPHA 93-8 ± (AGL) or 94-3 ± (AMSL)
BETA 93-8 ± (AGL) or 94-3 ± (AMSL)
GAMMA 93-8 ± (AGL) or 94-3 ± (AMSL)

SITE INFORMATION:
SITE NAME: CUSHMAN
LOCATION CODE: 20141159255
PROJECT CODE: 145343
SITE ADDRESS: 110 SECOR ROAD SCARSDALE, NY 10583
OWNER/ LANDLORD: VILLAGE OF SCARSDALE
ADDRESS: 110 SECOR ROAD SCARSDALE, NY 10583
CONTRACT: 092016; ATTORNEY COMMENTS: BEL

REVISIONS:
REV: 02/20/15 FOR REVIEW: SMC
REV: 1: 10/01/15 GEN. & ANTENNA REVS: ROB
REV: 2: 02/10/16 GENERATOR REVISIONS: ROB
REV: 3: 02/19/16 OWNER COMMENTS: SMC
REV: 4: 03/02/16 OWNER COMMENTS: SMC
REV: 5: 08/02/16 OWNER COMMENTS: BEL
REV: 6: 08/19/16 FINAL: BEL
REV: 7: 09/20/16 ATTORNEY COMMENTS: BEL

APT FILING NUMBER: NY-141-3000		"CUSHMAN" 110 SECOR ROAD SCARSDALE, NY 10583		SHEET NUMBER: LE-1	
DATE OF DV: 02/04/15	DRAWN BY: THK	VZW PROJECT CODE: 20141159255	VZW LC: 145343	VZW CM: PM	<p>APT ENGINEERING 355 COLLIER CIRCLE DRIVE KEESVILLE, NY 13094 PHONE: (516) 663-1597 FAX: (516) 663-0935 WWW.ALLPOSTTECH.COM</p>
DATE: 02/20/15	CHECKED BY: SMC	DATE: _____		DATE: _____	
APPROVALS: LANDLORD: _____		DATE: _____		DATE: _____	

EXHIBIT "B"



INTERNATIONAL CHIMNEY CORPORATION

Engineers & Contractors Since 1927

PO Box 260, Buffalo, NY 14231-0260 • 55 South Long Street, Williamsville, NY 14221
Phone (800) 828-1446 or (716) 634-3967 • Fax (716) 634-3983
www.internationalchimney.com



Verizon
4 Centerock Road
West Nyack, NY 10994

August 18, 2016
Our File # CT-43542-C

Attention: Mr. Anthony Longinetti

Subject: Repair Proposal
110 Secor Road
Scarsdale, NY 10583

Dear Mr. Longinetti:

International Chimney Corporation (ICC) is pleased to submit our proposal to perform the work on the above subject chimney as described in the inspection report dated August 10, 2015 File # CT-43211.

- Cut out, clean, wet and point, with a Portland cement based mortar, the deteriorated mortar joints (10% to 15% of all joints) on the exterior column.
- Wire brush clean the nine (9) steel outside reinforcing bands to remove corrosion and loose paint. This should be followed by an application of rust inhibiting paint on the surface and once that has been completed a bead of silicone caulk applied to the top edge of each band to prevent water infiltration between the steel and the masonry.
- All of the vegetation on the chimney will be removed and the vegetation at grade elevation be cut back to prevent this from re-occurring. Over time the vegetation will damage the masonry by penetrating mortar joints. If anyone is using the step-irons to access the upper portion of the chimney the vegetation can also be a safety hazard.
- A pre-construction meeting will be held with ICC, Verizon Wireless and the Town to address/identify staging areas, work zones, and hours of operation prior to the start of construction.
- The proposed repairs will not interfere with the other tenants occupying the smoke stack.

PRICE: THIRTY SEVEN THOUSAND TWO HUNDRED DOLLARS.....\$37,200.00

If you have any questions or require further information, please contact the writer at 860-779-2380.

Sincerely,

INTERNATIONAL CHIMNEY CORPORATION

Roger W. Dumont

RWD: vld

Acocella Contracting Inc.

68 GAYLOR ROAD • SCARSDALE, NEW YORK 10583
914-723-2700 License WC-09143-H98 Fax 914-723-0927

September 9, 2016

Gregory M. Primeau
Verizon Wireless-Agent
Network Development

PROPOSAL

Dear Mr. Primeau

Per your request, Acocella Contracting, Inc. is pleased to provide you with a proposal to furnish and supply all labor, material, and equipment necessary to perform the work requested at the Village of Scarsdale Sanitation Yard on Secor Road for the amount of twenty-two thousand eight hundred dollars plus tax (\$22,800.00). This proposal includes the following work:

- Remove ailing locust tree
- Furnish and Install 4 new 10'H White Spruce Trees
- Replace Destroyed Barrier Gate
- Repair Damaged Barrier Gate Post and Hardware
- Reconstruct 100 LF of stone wall (Import stone as necessary)
- Mill and Resurface asphalt apron (approx. 1,000 SF)

We appreciate the opportunity to furnish you with this proposal and hope to work with you on this project and on any future needs you may have as well. Please do not hesitate to contact our office with any questions or comments. Thank you for your consideration.

Very truly yours,
Acocella Contracting Inc.



9-9-2016

Daniel Ferreira

Acceptance of this proposal must be made within 30 days from the date of this proposal. By signing below, you hereby authorize Acocella Contracting, Inc. to furnish all materials, labor and equipment necessary to complete the aforementioned work. It is further agreed that this contract shall be payable in full upon presentation of a written invoice. This contract may be canceled at any time before midnight of the third day after the contract is signed.

Agreed to and accepted this _____ day of _____, 2016

Signature: _____ Print Name: _____



Envirosigns Estimate #3924

7/20/2016

Prepared For:
 Village of Scarsdale Parks
 Josh Ringel
 1001 Post Road
 SCARSDALE, NY 10583
Phone: 914-722-1109 **Fax:**
Alt. Phone:
Email: jringel@scarsdale.com

Prepared By:
 Jamie Inks
 Envirosigns, Ltd
 PO BOX 450
 WOOSTER, OH 44691 USA
Phone: 888-492-5377 **Fax:** 888-492-5377
Alt. Phone:
Email: sales@envirosigns.com

Description: Sign Similar to 27412

Estimated Time For Production: 30 working days

Quantity	Description	Each	Total	Taxable
1	48.00 in x 72.00 in EnviroPoly 3/4", 2 sided. Logo with Ring TEXT TBD	1,236.82	\$1,236.82	
2	19.00 in x 19.00 in Digitally printed full-color 1/8" DuraReader logo with Ring Lock System into routed sign.	300.00	\$600.00	
2	96.00 in 5x5 EnviroPost. Post-consumer recycled HDPE.	168.9200	\$337.84	
1	DIGITAL PROOF -- Scaled down, low-resolution of art files emailed to customer for layout and design. Color and resolution may not be accurately represented. For full color and resolution verification, lab samples may be ordered.	0.00	\$0.00	
1	Wrapping and Crating	45.00	\$45.00	
1	Shipping	148.90	\$148.90	
	Subtotal		\$2,368.56	
	Total		\$2,368.56	

Terms: This estimate good for 60 days. 50% due on signing, balance due on completion.

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by _____ Date _____ Amt. Paid Today _____

**RESOLUTION RE: NUMBER OF TAXICABS TO BE LICENSED IN
 THE VILLAGE OF SCARSDALE FOR 2017**

WHEREAS, Village staff has reviewed the necessary areas of taxi service in accordance with Article II, Section 272-3 of the Village Code in order to recommend the number of taxicabs to be licensed in the year 2017; and

WHEREAS, the Village Board of Trustees approved by resolution (attached) on September 21, 2015, the issuance of up to twenty-five (25) taxicab licenses in 2016, with the Village Clerk having issued twenty-three (23) 2016 taxicab licenses; and

WHEREAS, based on population, train ridership data, and the number of licenses sold, Village staff has determined that the current number of 25 taxicab licenses is adequate for the proper supply of service throughout the Village in 2017; now, therefore, be it

RESOLVED, that pursuant to Article II, Section 272-3 of the Scarsdale Village Code, the number of taxicab licenses to be issued in 2017 should be set at twenty-five (25); and be it further

RESOLVED, that the Village Clerk is hereby authorized to issue said licenses in accordance with the provisions of the Village Code.

Submitted by: Village Manager
Date: September 21, 2016
For: September 27, 2016

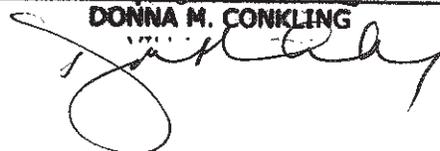
**RESOLUTION RE: NUMBER OF TAXICABS TO BE
LICENSED IN THE VILLAGE OF
SCARSDALE FOR 2016**

- WHEREAS,** Village staff has reviewed the necessary areas of taxi service in accordance with Article II, Section 272-3 of the Village Code in order to recommend the number of taxicabs to be licensed in the year 2016; and
- WHEREAS,** the Village Board of Trustees approved the issuance of up to twenty-five (25) taxicab licenses in 2015, with the Village Clerk issuing twenty-three (23) taxicab licenses in this year; and
- WHEREAS,** Based on population, train ridership data and the number of licenses sold, Village staff has determined that the current number of 25 taxicab licenses is adequate for the proper supply of service throughout the Village in 2016; now therefore be it
- RESOLVED,** that pursuant to Article II, Section 272-3 of the Scarsdale Village Code, the number of taxicab licenses to be issued in 2016 should be set at twenty-five (25); and be it further
- RESOLVED,** that the Village Clerk is hereby authorized to issue said licenses in accordance with the provisions of the Village Code.

Submitted by: Village Manager
Date: September 17, 2015
For: September 21, 2015

**CERTIFICATION
THE ABOVE RESOLUTION WAS
ADOPTED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF SCARSDALE ON**

9-21-2015
DONNA M. CONKLING



Donna Conkling

From: Mayra Rodriguez Valladares <mrvassoc@yahoo.com>
Sent: Thursday, September 15, 2016 1:12 PM
To: Mayor
Cc: Donna Conkling; 'Carl Finger'; 'Deborah Pekarek'; 'Jane Veron'; 'Jonathan Mark'; 'Marc Samwick'; 'Matthew Callaghan'; Bill Stern
Subject: Petition to Dismiss Assessor Albanese
Attachments: DismissAlbanesePetitionSept152016.pdf

Dear Mayor Mark,

Residents would like to know when anyone is going to be held accountable for the Ryan reval disaster. Village managers did not oversee the Assessor. The assessor did whatever she wanted. Ryan wrote his own contract which the attorney than rubberstamped. Those trustees who voted for the reval have yet to apologize or show any leadership as to how to resolve the reval.

Please find enclosed a petition to dismiss Assessor Albanese. Many residents told me that they fear retribution from the Assessor's office and did not sign it.

Take a good look at the diversity of residents who did sign it.

Ms. Conkling, since this a letter to the Mayor and BOT, kindly post this petition with its letter on the Village Site at your earliest convenience.

Best regards,
Mayra Kirkendall-Rodriguez



This petition has collected
130 signatures
using the online tools at iPetitions.com

Printed on 2016-09-15

Dismiss Scarsdale Village Assessor Nanette Albanese Immediately

About this petition

August 21, 2016

Dear Village Manager Pappalardo, Mayor Jon Mark, and Scarsdale Board of Trustees,

For years, numerous Scarsdale residents have complained about how unfairly and how rudely Scarsdale Village Assessor Albanese treats residents. Emails uncovered in a Freedom of Information Law request from June 2016 demonstrate that she derides residents in email exchanges with contractor J.F. Ryan and with other individuals outside of Scarsdale. Additionally, those emails show a level of unprofessional coziness with J.F. Ryan. The emails also revealed that she has been trying to get J.F. Ryan the revaluation contract and other work with the Village of Scarsdale since August 2014, half a year before the Village Board of Trustees voted on the revaluation in January 2015. Worse yet, Ms. Albanese has failed to meet numerous parts of the contract with J.F. Ryan; it was her responsibility to not only vet J.F. Ryan, but also any of his staff. It was also her responsibility to vet the valuation model design, data inputs, and documentation. If repeated analysis sent to you has not convinced you that she did not fulfill her contract, the August 17, 2016 Committee of the Whole should prove to you that she is not competent to continue in her role as Assessor in our village.

Please remove her from her job immediately. Only with a new, competent and fair assessor can we begin to restore stability to the Village of Scarsdale.

Here are a few articles and letters about what has transpired this summer.

<http://bit.ly/2bBv05J>

<http://bit.ly/2bBVnHP>

<http://bit.ly/2aND7fX>

<http://bit.ly/29KgWbh>

<http://bit.ly/2a0XsuR>

<http://bit.ly/29Jm2ol>

<http://bit.ly/1USTxCl>

Regards.

Please see attached for the signatories to this petition.

Signatures

1. Name: Philip Maresco on 2016-08-21 16:25:30
Comments: Trustees: We need stability and a static tax role in Scarsdale. The motive is clear now, we don't need a "Machiavellian" Assessor who derides residents and wastes our tax dollars fighting her very employers in court. Restore stability, professionalism and respect to our Village Assessors office. Demand her resignation ASAP and clean up the mess with a transparent, "market-based" update done by Tyler Technologies.

2. Name: Mayra Kirkendall-Rodriguez on 2016-08-21 17:14:09
Comments: Dear Mayor Mark, Village Manager Pappalardo, and Board of Trustees, All throughout the summer, numerous and diverse residents from the different neighborhoods in Scarsdale have presented you with qualitative and quantitative proof that the Ryan reval was a horrid mistake. Mr. Mayor, you said so yourself at the August 17th meeting. In addition to invalidating the 2016 Ryan reval which was planned by Village Assesso Albanese since 2014, please dismiss the Village Assessor. No one will ever trust her again. The role of an assessor is critical to the stability of the village's fiscal condition. Regards, Mayra Kirkendall-Rodriguez

3. Name: Kenneth cohen on 2016-08-21 17:15:29
Comments:

4. Name: Lois cohen on 2016-08-21 17:16:45
Comments:

5. Name: Jan Flanzer on 2016-08-21 17:33:47
Comments:

6. Name: Jody Keltz on 2016-08-21 18:52:49
Comments:

7. Name: Peter Rubinstein on 2016-08-21 19:49:54
Comments: Assessor Albanese should be dismissed and, I believe, there should be at a criminal investigation.

8. Name: Christopher Pellegrini on 2016-08-21 20:01:00
Comments: Ms. Albanese was screaming at several residents at the most recent board meeting and unfairly asking them to be silent. During some instances, she was texting during the meeting

9. Name: Ellen Neidig on 2016-08-21 20:05:23
Comments:

10. Name: Robert Neidig on 2016-08-21 20:12:07
Comments: Please remove Ms. Albanese from her position as Assessor. I would have

hoped she voluntarily resign

-
11. Name: Joseph LoSardo on 2016-08-21 21:34:19
Comments:
-
12. Name: Gary Levy on 2016-08-21 21:40:32
Comments: She should resign and save us the trouble
-
13. Name: Alan Steinfeld on 2016-08-21 23:04:07
Comments:
-
14. Name: Herb subin on 2016-08-21 23:25:42
Comments:
-
15. Name: Noreen Linn on 2016-08-21 23:28:26
Comments:
-
16. Name: Xin liu on 2016-08-21 23:51:14
Comments:
-
17. Name: Judy Kerr on 2016-08-22 00:12:52
Comments:
-
18. Name: Jing lu on 2016-08-22 00:44:41
Comments: Reval needs to be redone
-
19. Name: Yong Yue on 2016-08-22 00:51:37
Comments:
-
20. Name: Barry Hill on 2016-08-22 01:15:13
Comments:
-
21. Name: Roger N on 2016-08-22 02:07:38
Comments: Gross incompetence and significant conflict of interest
-
22. Name: Kai Tang on 2016-08-22 02:14:07
Comments:
-
23. Name: Xiaofang Wei on 2016-08-22 02:16:16
Comments: Please dismiss2017 revaluation
-
24. Name: Carol Tetenbaum on 2016-08-22 02:50:59

Comments:

25. Name: Chenggang Zhou on 2016-08-22 03:04:57
Comments: Unqualified, unprofessional, corrupt, and dishonest, fire her and nullify the reval.
-
26. Name: Brice KirkendallRodriguez on 2016-08-22 04:00:49
Comments: In the criminal justice system, a prosecutor is expected to advocate for justice more than just win convictions. An assessor should be held to the same standard. I've heard Ms. Albanese described as a "tough negotiator" as if this was a virtue. I disagree. The true measure of a good assessor is one who is fair, thorough and objective. Nanette Albanese has demonstrated through her conduct on the Ryan reval and through e-mails that we have seen via FOIL that she is none of these. Furthermore, she knew that errors were still being found up to the moment she certified the tentative role. If she is unable to recognize a failed mass appraisal process then I don't see how she can be part of the solution to fix it.
-
27. Name: Nathalie Daniel on 2016-08-22 10:14:43
Comments: I don't believe we are asking anything different from US corporate world. Everyone should be held accountable for their lack of due diligence when that's what's the job requires!
-
28. Name: Gregory Soldatenko on 2016-08-22 12:14:14
Comments: Gregory Soldatenko
-
29. Name: Robert Harrison on 2016-08-22 12:47:07
Comments: Ms. Albanese should resign now or be fired !!! Bob Harrison
-
30. Name: Bob Selvaggio on 2016-08-22 12:55:03
Comments: Proved herself to be totally incompetent at August 17 Village Hall meeting and FOIL request of emails between Albanese and Ryan demonstrate clearly a pattern of improper personal contact with a contractor. Her continued employment reflects badly on our Board of Trustees and those who (s)elected them.
-
31. Name: Norton Rosensweig on 2016-08-22 13:03:08
Comments:
-
32. Name: Richard Gast on 2016-08-22 13:30:41
Comments:
-
33. Name: Barbara Underhill on 2016-08-22 14:24:21
Comments: I am in total agreement with this proposal. Why do we need to pay someone who is working against everything Scarsdale is all about.
-

34. Name: Lou Mancini on 2016-08-22 14:42:11
Comments: Lou Mancini
40 Carman Rd

John Mooney
178 Bradley Rd
-
35. Name: Debrah Dweck on 2016-08-22 15:04:16
Comments:
-
36. Name: Nickolay Baturin on 2016-08-22 15:07:48
Comments:
-
37. Name: Elizabeth Ward on 2016-08-22 15:08:38
Comments:
-
38. Name: abraham dweck on 2016-08-22 15:13:37
Comments:
-
39. Name: Michael Wolloch on 2016-08-22 15:15:52
Comments:
-
40. Name: Carol Chan on 2016-08-22 15:28:27
Comments:
-
41. Name: Leo Christopher Saenger on 2016-08-22 15:32:19
Comments: removal should be immediate. the damage to the community grows by the day
-
42. Name: Xiaoqing zhang on 2016-08-22 15:57:27
Comments:
-
43. Name: amy rakoff on 2016-08-22 16:14:51
Comments:
-
44. Name: Douglas Leone on 2016-08-22 16:45:43
Comments:
-
45. Name: Dawn Handler on 2016-08-22 17:13:54
Comments:
-
46. Name: Berton Seltzberg on 2016-08-22 17:56:06
Comments: In light of the suspicious dialogs (see emails produced under FOIA requests)

between Assessor Albanese and J.F. Ryan, her irresponsible hiring practices by failing to properly vet the firm of J. F. Ryan, by her failure to responsibly act in the best interests of the Town and Village of Scarsdale, and by what appears to be dereliction of duty and unprofessional conduct, Assessor Albanese violated her oath of office as a Village of Scarsdale public employee. I respectfully request that Scarsdale Village Assessor Albanese be dismissed immediately.

47. Name: Norbert Hennessy on 2016-08-22 18:33:45
Comments:

48. Name: Jody Pontone on 2016-08-22 18:44:29
Comments:

49. Name: Sherry and Marc Berkowitz on 2016-08-22 19:03:09
Comments:

50. Name: allan Shapiro on 2016-08-22 19:12:23
Comments: dismissed because of apparent conflict of interests and unprofessional exercise of duty.

51. Name: Marshal Shemtob on 2016-08-22 19:58:25
Comments:

52. Name: Hui on 2016-08-22 20:49:09
Comments: Please dismiss 2017 revaluation

53. Name: Michael Leffell on 2016-08-22 20:54:56
Comments: Replace her.

54. Name: Jay Canell on 2016-08-22 20:58:06
Comments:

55. Name: Lawrence Marolda on 2016-08-22 21:05:01
Comments:

56. Name: Jason Paris on 2016-08-22 21:05:26
Comments:

57. Name: Alexandra Narolda on 2016-08-22 21:09:37
Comments:

58. Name: Jon Thaler on 2016-08-22 21:13:04
Comments:

59. Name: Geoffrey B Fitzgerald on 2016-08-22 21:13:15
Comments:

60. Name: Patricia Marolda on 2016-08-22 21:13:27
Comments:

61. Name: Jenny shi on 2016-08-22 21:42:32
Comments:

62. Name: Robyn Fischer on 2016-08-22 21:44:05
Comments:

63. Name: Ronald Parlato on 2016-08-22 22:07:53
Comments: Improper practices as our assessor.
Nannette Albanese email foils rebuking our deputy mayor and the assessor's own staff are sickening. It's time for a brand new assessor's office in our town. She has destroyed 1 billion dollars in our Realestate market values.

64. Name: steve rakoff on 2016-08-22 22:46:08
Comments:

65. Name: Maryellen Saenger on 2016-08-22 23:58:54
Comments:

66. Name: Debbie Donahoe on 2016-08-23 00:25:36
Comments:

67. Name: Michael Kerr on 2016-08-23 00:28:07
Comments:

68. Name: Yide on 2016-08-23 00:30:33
Comments:

69. Name: Lucyna Shefter on 2016-08-23 02:20:49
Comments:

70. Name: Ron Tesoro on 2016-08-23 02:27:55
Comments:

71. Name: Lee Handler on 2016-08-23 02:29:28
Comments:
-
72. Name: neil doppelt on 2016-08-23 03:08:54
Comments: Firing this individual might be a start in reviving confidence in our elected officials
-
73. Name: Ellensilberstein on 2016-08-23 03:13:27
Comments:
-
74. Name: Shenghua Hu on 2016-08-23 09:59:43
Comments:
-
75. Name: David M Matusz MD on 2016-08-23 10:42:03
Comments:
-
76. Name: Denise Koslowsky on 2016-08-23 11:41:10
Comments:
-
77. Name: Alan G Frommer on 2016-08-23 12:37:03
Comments:
-
78. Name: Leah Dembitzer on 2016-08-23 16:04:26
Comments:
-
79. Name: Makoto Ozawa on 2016-08-23 16:49:26
Comments:
-
80. Name: Margaret Drohan on 2016-08-23 17:16:29
Comments:
-
81. Name: Emily Reidel on 2016-08-23 17:40:01
Comments:
-
82. Name: Doug Thornton on 2016-08-23 21:52:16
Comments: 36 Secor Road valuation was raised by over \$200K in a single year! Caught up in the Heathcote land valuation B.S.!
-
83. Name: robert neidig on 2016-08-23 23:05:44
Comments:
-
84. Name: Matthew Neidig on 2016-08-24 01:00:51

Comments:

85. Name: Sheila Stempler on 2016-08-24 02:39:26
Comments:

86. Name: Pan Meifen on 2016-08-24 14:25:52
Comments:

87. Name: Alissa Appel on 2016-08-24 17:16:33
Comments:

88. Name: David Benderson on 2016-08-25 17:10:58
Comments: This sums it up -

<http://scarsdale10583.com/about-joomla/your-career/5606-the-2016-reval-the-problem-is-not-misdirected-anger>

89. Name: M Kunkin on 2016-08-25 18:19:38
Comments:

90. Name: Gunilla Faringer on 2016-08-25 18:50:02
Comments:

91. Name: Jun Xie on 2016-08-25 19:24:43
Comments: The revaluation model is really ridiculous !

92. Name: Sara Kober on 2016-08-25 22:59:41
Comments:

93. Name: Gabriel STRECHE on 2016-08-26 01:50:30
Comments: The answers that we received from the Village Assessor at the public meeting are unacceptable for any position with this type of responsibility of insuring fairness for all citizens!

94. Name: Maureen Pine on 2016-08-26 14:54:59
Comments: After reviewing the 2016 revaluation initiated by Assessor Albanese I believe she demonstrated a lack of qualifications and should be removed as Scarsdale's Assessor immediately.

95. Name: karen a WAGNER on 2016-08-26 15:46:09
Comments: I agree that she should go

96. Name: Yanmei Yang on 2016-08-26 18:23:18

Comments:

97. Name: Renata Staroselsky on 2016-08-26 20:07:25
Comments:

98. Name: David Segal on 2016-08-26 20:11:05
Comments:

99. Name: Ellen Bierman on 2016-08-26 21:00:55
Comments:

100. Name: Avner Reggev on 2016-08-26 21:46:58
Comments:

101. Name: Daniel Shefter on 2016-08-27 11:46:29
Comments:

102. Name: Linda Rosensweig on 2016-08-27 12:13:55
Comments:

103. Name: Cheryl Felton on 2016-08-27 22:49:23
Comments:

104. Name: Jinwei Wu on 2016-08-28 17:59:36
Comments: She does not put the interest of the Scarsdale resident first!

105. Name: Wungkum Chou on 2016-08-28 22:40:45
Comments:

106. Name: jeffrey stein on 2016-08-28 23:19:25
Comments: Ms. Albanese did not meet professional standards in conducting the Ryan Reval

107. Name: Karen Steefel on 2016-08-29 14:00:45
Comments:

108. Name: Xue Su on 2016-08-31 16:58:23
Comments: She should be dismissed immediately.

109. Name: Gretchen Reuter on 2016-08-31 19:59:34
Comments:

110. Name: lewis leone on 2016-09-01 15:47:23
Comments: her actions were not in the best interest of Scarsdale.
-
111. Name: Melvin and Phyllis Leitner on 2016-09-04 01:56:30
Comments: We feel the assessor did not have the citizens of Scarsdale's interest foremost by her inept handling of the reevaluation and her collusion with J.F. Ryan and therefore, we feel she should be dismissed
-
112. Name: Neelson Daniel on 2016-09-06 16:15:52
Comments:
-
113. Name: David Kober on 2016-09-06 16:43:29
Comments:
-
114. Name: Ran liu on 2016-09-06 17:10:52
Comments: She should be fired
-
115. Name: neil doppelt on 2016-09-06 20:13:33
Comments: A crucial first step in re-building confidence in our elected/appointed officials. Many more steps are necessary.
-
116. Name: Diane Chesler on 2016-09-06 20:40:41
Comments:
-
117. Name: Melissa Sepe Chepuru on 2016-09-06 21:07:09
Comments: It may not be able to be proved, but the whole shenanigans that happened over this latest reval smelled rotten and nothing that Ms. Albanese or Mr. Ryan said dampened that malodorous effect.
-
118. Name: Michelle Wei on 2016-09-06 21:44:28
Comments:
-
119. Name: Paulina Schwartz on 2016-09-08 21:45:23
Comments:
-
120. Name: Jeffrey Landsberg on 2016-09-09 01:28:49
Comments:
-
121. Name: Phil Mehler on 2016-09-09 04:23:14
Comments: She is a shrill, rude harridan who deserves to be fired for her arbitrary and capricious ways. Her audacity to tax folks on the work they do on their own house with their own two hands is Marxist.

Her reason for doing so is drivel and pablum" "why should a single working woman who has to hire someone and pay full freight be penalized compared to a man who does it on her own "

Pluheese...she is a stooge and a conduit through which the embittered and resentful "fair share ignoramus of Scarsdale" channel their malevolent disdain.

Tar and feather the G-d damn witch--may Nannette the douchebag brown short go to hell where she rots.

122. Name: Marisa Goldberg on 2016-09-09 11:22:20
Comments:

123. Name: Lucy D'Ambrosio on 2016-09-09 16:11:22
Comments:

124. Name: Wendy shi on 2016-09-09 22:15:26
Comments:

125. Name: Richard Foran on 2016-09-11 18:59:02
Comments: How can you have a second assessment by a company that does not enter a house and makes assumptions without facts?

126. Name: Jonathan Bradlow on 2016-09-13 02:17:15
Comments:

127. Name: Michael Iver on 2016-09-13 13:05:03
Comments: The Assesor should be dismissed because of lack of oversight of the consulting firm performing the recent revaluation.

128. Name: Shangyuan Luo on 2016-09-13 13:06:02
Comments:

129. Name: Teresa Raposa on 2016-09-13 13:18:21
Comments:

130. Name: David Bunzel on 2016-09-13 14:00:02
Comments:

From: Mayor
Sent: Wednesday, September 14, 2016 1:08 PM
To: Janske Aarts & Pieter Bekker
Cc: manager@scardale.com; Steve Pappalardo; Robert Cole
Subject: Re: Unsafe traffic condition on Fox Meadow Road (below Fenimore Road)

Dear Aarts-Bekker Family -- Thank you for your email and concern.

By cc of this email to the Village Manager and Deputy Village Manager, I am requesting that this matter be referred to the Village Staff Traffic Committee for consideration of your proposal.

Best regards, Jon Mark

From: Janske Aarts & Pieter Bekker <phf.bekker@gmail.com>
Sent: Wednesday, September 14, 2016 1:04 PM
To: Mayor
Cc: manager@scardale.com
Subject: Unsafe traffic condition on Fox Meadow Road (below Fenimore Road)

Dear Mayor Mark,

We write to alert you to an alarmingly unsafe traffic condition on Fox Meadow Road below Fenimore Road, one that can be easily fixed without budgetary implications for the Village.

(1) The Problem

There is **no traffic sign** reminding cars traveling on Fox Meadow Road between Fenimore Road and Butler Road of the Village maximum allowable speed limit of 30 mph, with clear consequences: cars are routinely observed traveling at speeds well above the maximum allowable speed limit coming off the hill at Fenimore and driving in the direction of the intersection between Fox Meadow Road and Butler Road, a five-way stop intersection. For many drivers, this section of the road is a **racetrack**. In the opposite direction toward Fenimore, there is only one (1) 30 mph sign located about 150 yards from the intersection between Butler and Fox Meadow Road and it is partly covered by leaves in Spring/Summer.

The problem is exacerbated when the Bronx River Parkway is closed off for car traffic on Sundays during Spring/Summer.

Given how many residents walk and ride their bicycles on Fox Meadow Road to and from the Hartsdale train station (with **no sidewalks existing**) and the number of families with small children residing along this section of the road and enrolled at Fox Meadow Elementary, it is a miracle that no accidents have occurred as a consequence of cars speeding on Fox Meadow Road between Butler Road and Fenimore Road. Chesterfield Road feeds into Fox Meadow Elementary. According to our observation, the majority of cars travel at speeds well above 30 mph on Fox Meadow Road between Fenimore and Butler. The Scarsdale Police Department would have a busy day if it were to monitor the situation on a given day.

(2) The Solution

There is an easy and inexpensive solution besides placing several 30 mph signs on this section of Fox Meadow Road, and that is to make the intersection between Fox Meadow Road and Highland Way, mid-way between Fenimore and Butler, a four-way stop intersection. That solution will instantly solve the speeding issue. In addition, and as an immediate remedial measure, we ask that a mobile electronic speed display be placed on this section of Fox Meadow Road, so that drivers are confronted with their actual speed.

Another welcome solution would be to impose a 25 mph maximum allowable speed limit on Village roads, including Fox Meadow Road, and to place one or more speed bumps or other traffic calming measures (such as pedestrian crossings) on this section of the road.

Finally, if there is one obvious candidate for incorporating sidewalks in Scarsdale, it is Fox Meadow Road below Fenimore Road.

We understand that this section of Fox Meadow Road is scheduled to be repaved in the near future, so now is an opportune time to plan for and implement these safety-enhancing features, which we note are in line with the Report and Resolution by the Municipal Services Committee on Traffic Assessment, Safety and Improvement in the Village of Scarsdale dated October 28, 2015, with which we assume you are familiar. The Report contains this astute observation: “the absence of signals or signage on long stretches of these roads might contribute to the tendency of vehicles to pick up speed.”

We urge you to implement these suggested changes before fatalities occur.

Thank you for your attention and consideration.

Sincerely,

The Aarts-Bekker Family
2 Chesterfield Road
Scarsdale, NY 10583
T: (917) 510 3537

From: Mayor
Sent: Friday, September 23, 2016 2:52 PM
To: Steve Pappalardo; Robert Cole; mrv@post.harvard.edu
Subject: Re: Potential Problems in Scarsdale

Dear Ms. Kirkendall-Rodriguez-- As it happens we have seen this email/letter dated July 25, 2016 before. It was delivered anonymously to Mr. Harrison who passed it on to us sometime during the summer at which time it was passed on to Village staff. To briefly go over the points it notes:

1. Notices have gone out with the last several Village water bills that report on the state of the Village water. The the notices, required by a consent order applicable to Westchester County, informs residents of the issue pertaining to UV radiation of the water -- or lack thereof -- which is a matter that the County has been dealing with for a number of years. We have commented on this issue in the past and will keep the community updated as the situation develops.
2. Crane Road has now been paved following Con Ed's replacement of a gas line down much of the length of the street. All that remains to be done is the painting of lines.
3. The proposed CVS drug store referred to would be within New Rochelle's borders and thus not within our jurisdiction.
4. We have talked to the staff about the idling issue and they are aware of the problem. Enforcement is an issue.
5. An Ad Hoc Committee of residents and staff, presently Chaired by Ron Schulhof, has been working on this project and studying the technical, operational and financial issues involved since April 2015. As the Committee reports to us, we have been updating the community on the progress of the project regularly and there is information about it on the Village web site. Remarks about the project are included in what I have passed on to be read at this Tuesday's meeting. Note, to date, only 21 comments have been received from residents about the present Pilot Project. It would be very beneficial to receive many more. There is a link on the Village web site on which comments can be submitted:

<http://www.scarsdale.com/Portals/0/DPW/LED%20ANNOUNCEMENT.pdf>

and there is also a comment box at the counter on the first floor of Village Hall.

6. When I went through Five Corners last week it appeared work was being done on the situation mentioned regarding the steel plates at the intersection. Perhaps the staff cc'd above can provide more detail on that work.

Very truly yours, Jon Mark

From: Mayra Rodriguez Valladares <mrvassoc@yahoo.com>

Sent: Friday, September 23, 2016 1:50 PM

To: Mayor; Steve Pappalardo; Robert Cole

Subject: Potential Problems in Scarsdale

Dear Messrs. Cole, Mark, and Pappalardo,

Someone left the attached letter at my home. Perhaps at the next BOT meeting, you could address some of these points.

Also, please let me know when I can start receiving my FOILs, even piecemeal.

Best,
Mayra

Encl.

**RESOLUTION RE: REQUEST OF THE NEW YORK STATE
 LEGISLATURE TO AUTHORIZE THE
 SCARSDALE TOWN BOARD TO PHASE-IN
 CERTAIN 2016 RESIDENTIAL REAL PROPERTY
 ASSESSMENT INCREASES**

WHEREAS, the Town Board awarded a contract to J.F. Ryan and Associates on January 27, 2015, for professional real property revaluation services in connection with a Town-wide reassessment in an effort to maintain assessments at one hundred percent (100%) market value in accordance with the 2014 reassessment project, while also providing equity and fairness for property owners in the valuation of properties for tax purposes; and

WHEREAS, the tentative assessment role filed pursuant to the work completed by J.F. Ryan and Associates is expected to result in substantial property tax increases, with such escalations most significantly impacting those individual property owners least prepared to adjust to the added financial burden over a single tax year; and

WHEREAS, in recognition of the financial hardship associated with the unanticipated burden of sharply increased property taxes resulting from the 2016 reassessment, the Town Board is desirous of phasing-in the reassessment's financial impact over a three-year period for qualifying residential property owners; and

WHEREAS, the Town of Scarsdale, home to 17,885 persons as of the 2015 Census and 5,356 single-family residential properties, recognizes that tax relief legislation has been previously authorized by the New York State Legislature during 2016 for the Towns of Ossining and Greenburgh, which were faced with similar property tax increases pursuant to Town-wide revaluation projects; and

WHEREAS, the pursuit of such New York State legislation requires a request via resolution of the local legislative body of its NYS Congressional representatives followed by the adoption and filing of a Home-Rule Message subsequent to the introduction of legislative bills in both the Senate and Assembly; now, therefore, be it

RESOLVED, that the Scarsdale Town Board hereby requests that the New York State Legislature authorize special legislation enabling the Town to phase-in, over a three-year period, significant property tax increases resulting from the 2016 Town-wide reassessment, thereby spreading the impact of such increases over a reasonable transition period for certain residential

property owners meeting the eligibility requirements incorporated in New York State Real Property Tax Law Chapter 91, Section 485-s, as amended July 5, 2016 (attached); and be it further

RESOLVED,

that the three-year phase-in exemption shall also apply in the same manner and to the same extent to School, County, and any other applicable taxing districts in the Town of Scarsdale.

Submitted by: Village Manager
Date: September 23, 2016
For: September 27, 2016

LAWS OF NEW YORK, 2016

CHAPTER 91

AN ACT to amend the real property tax law, in relation to a residential reassessment exemption in a town with a population of not less than thirty-seven thousand persons and not more than thirty-eight thousand persons located in a county of not less than nine hundred thirty thousand persons and not more than one million two hundred thousand persons, based upon the latest U.S. census

Became a law July 5, 2016, with the approval of the Governor.
Passed by a majority vote, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The real property tax law is amended by adding a new section 485-s to read as follows:

§ 485-s. Residential reassessment exemption. 1. Applicability. The governing body of a town with a population of not less than thirty-seven thousand persons and not more than thirty-eight thousand persons located in a county of not less than nine hundred thirty thousand persons and not more than one million two hundred thousand persons, based upon the latest U.S. census may, after a public hearing, adopt the provisions of this section by local law in the first year of a full value revaluation to provide a residential revaluation exemption. If the governing body passes a local law pursuant to this subdivision, such exemption shall also apply in the same manner and to the same extent to each village, county, special district or school district that levies taxes on the assessment roll prepared by such town. A village within a town that has conducted a revaluation and that chooses to adopt such town's latest final assessment roll is permitted to adopt the provisions of this section within two years of its implementation.

2. Eligibility. (a) The assessor shall, in the first year in which revaluation assessments are to be entered on the assessment roll and for the next succeeding year, apply to each eligible residential property an exemption as provided in subdivision three of this section. For the purpose of this section, to be an "eligible residential property" the following criteria must be met:

(i) The property must be a one-, two-, or three-family residential property, provided that in an approved assessing unit dwelling units held in condominium form of ownership that are classified in the home-stead class shall also be eligible;

(ii) The property must be eligible to receive the STAR exemption authorized by section four hundred twenty-five of this title or the owner or owners must be eligible to receive the personal income tax school tax relief (STAR) credit authorized by subsection (eee) of section six hundred six of the tax law, as added by section six of part A of chapter sixty of the laws of two thousand sixteen, for such property.

(iii) In any given year, the owner or owners receiving the exemption pursuant to this section must be the same as the owner or owners that

EXPLANATION--Matter in italics is new; matter in brackets [-] is old law to be omitted.

appeared on the assessment roll upon which the revaluation is implemented;

(iv) The property must have a Certificate of Occupancy or a temporary Certificate of Occupancy; and

(v) The property must not have any delinquent taxes as of the taxable status date for the roll on which an exemption is applied.

(b) In addition to the criteria provided in paragraph (a) of this subdivision, the town assessing unit may further limit the eligibility to eligible residential property whose full value increase exceeded a set value threshold as specified in their local law adopting the provisions of this section. If provided by local law, the town assessing unit may elect to grant exemptions to only those properties that do not have building code violations.

3. Exemption calculation. (a) (i) The exemption shall be computed with respect to a percentage of the "exemption base." The exemption base shall be the amount by which the assessed value of a property on the assessment roll upon which the revaluation is implemented exceeds the prior year's equalized assessed value, as determined in the initial year. The prior year's equalized assessed value shall be determined by applying the applicable change in level of assessment factor to the prior year's assessed value. Such exemption base shall not include increases due to a physical improvement or a removal or reduction of an exemption on property.

(ii) Any increase in the assessment of a property due to physical changes in the year following the implementation roll shall not be eligible for the exemption. In the event that any portion of a parcel is fully or partially removed from the roll during the year following the implementation roll by reason of fire, demolition, destruction or new exemption, the assessor shall reduce the exemption for any remaining portion in the same proportion assessment is reduced for such fire, demolition, destruction or new exemption. If a property's revaluation assessment is reduced pursuant to title one-A of article five, or title one or one-A of article seven of this chapter, the exemption shall be recomputed accordingly.

(b) (i) The exemption shall be to the extent of sixty-six per centum of the exemption base in year one and thirty-three per centum of the exemption base in year two.

(ii) The following table shall illustrate the computation of the exemption:

<u>Year of exemption</u>	<u>Percentage of Exemption</u>
<u>1</u>	<u>66% of exemption base</u>
<u>2</u>	<u>33% of exemption base</u>

4. Granting of exemption. (a) Such exemption shall be granted only upon application by the owner or owners of such real property on a form prescribed by the commissioner. Such application shall be filed with the assessor on or before the appropriate taxable status date for the assessment roll upon which the revaluation is implemented.

(b) If the assessor is satisfied that the applicant is entitled to an exemption pursuant to this section, he or she shall approve the application and the taxable assessed value shall be reduced by the exemption, as in this section provided commencing with the assessment roll prepared after the taxable status date. The assessed value of any exemption granted pursuant to this section shall be entered by the assessor on the assessment roll with the amount of the exemption shown in a separate column.

(c) In the event that the residential property granted an exemption pursuant to this section transfers ownership or otherwise ceases to meet the eligibility requirements of the exemption in subdivision two of this section, the exemption granted pursuant to this section shall be discontinued. Upon determining that an exemption granted pursuant to this section should be discontinued, the assessor shall mail a notice so stating to the owner or owners thereof at the time and in the manner provided by section five hundred ten of this chapter.

§ 2. The following provisions shall apply in a town with a population of not less than 37,000 persons and not more than 38,000 persons located in a county of not less than 930,000 persons and not more than 1,200,000 persons, based upon the latest U.S. census, if such town adopts the provisions of section 485-s of the real property tax law for the assessment roll finalized in the year 2016. Notwithstanding paragraph (a) of subdivision 4 of section 485-s of the real property tax law, applications for exemption shall be filed with the assessor on or before a date specified in the local law adopting the provisions of section 485-s of the real property tax law on a form prescribed by such town may be used in its place. Notwithstanding any other section of law to the contrary, to the extent the taxable assessed value of the property originally appearing on such roll exceeds the amount to which it should be reduced pursuant to section 485-s of the real property tax law, the assessor shall amend the assessment roll accordingly. The assessor shall give written notice of such exemption to the property owner. Where the assessor denies an exemption pursuant to section 485-s of the real property tax law for the 2016 assessment roll, the property owner may file a complaint with the board of assessment review. Such board shall reconvene on a date or dates established by the assessing unit, provided at least ten days' notice is given in writing, by certified mail, returned receipt requested, to the property owner, to hear the appeal and determine the matter, and shall mail written notice of its determination to the assessor and property owner. Notwithstanding sections 283.161 and 283.171 of the Westchester County Administrative Code, for the purpose of implementing the residential revaluation exemption, the assessor shall file the 2016 assessment roll on or before the first day of December. The rights contained in this act shall not otherwise diminish any other legally available right of any property owner or party who may otherwise lawfully challenge the valuation or assessment of any real property or improvements thereon. All remaining rights hereby remain and shall be available to the party to whom such rights would otherwise be available notwithstanding this act.

§ 3. This act shall take effect immediately and shall apply to assessment rolls prepared on and after January 1, 2016.

The Legislature of the STATE OF NEW YORK ss:

Pursuant to the authority vested in us by section 70-b of the Public Officers Law, we hereby jointly certify that this slip copy of this session law was printed under our direction and, in accordance with such section, is entitled to be read into evidence.

JOHN J. FLANAGAN
Temporary President of the Senate

CARL E. HEASTIE
Speaker of the Assembly

Village of Scarsdale



Memorandum

Village Manager's Office

To: Stephen M. Pappalardo, Village Manager
From: Robert A. Cole, Deputy Village Manager
Date: September 19, 2016
Re: Special Legislation Authorizing Three-Year Phase-In of 2016 Assessments

This memo is prepared pursuant to your request for a brief overview and accompanying analysis of a prospective phase-in of the 2016 Revaluation assessment increases for qualifying properties, as has been undertaken this year by the Westchester County Towns of Ossining and Greenburgh in coordination with the New York State Legislature by way of special authorizing legislation. Background narrative is provided below, and graphic analysis of the impact begins on page four.

Towns of Ossining and Greenburgh

As a result of significant increases in assessed values arising from their 2016 Town-wide revaluations, the Towns of Ossining and Greenburgh were confronted with the prospect of unanticipated sharp property tax increases for certain property owners. In order to address the financial hardship represented by an abrupt change in tax liability, particularly for property owners already struggling to make ends meet, Town officials worked with state elected officials to amend the New York State Real Property Tax Law to enable a gradual implementation of the assessment increases over a three-year period. A brief description of the New York State Real Property Tax Law Amendment follows.

New York State Real Property Tax Law Amendment: Overview and Amendment Procedure

The New York State Real Property Tax Law Chapter 91, Section 485-s, as amended July 5, 2016, provides for the gradual implementation of 2016 assessments through a new exemption for properties meeting the following key eligibility requirements, among others:

- One-, two-, or three-family residential property, with non-homestead condominiums ineligible;
- Basic STAR-eligible;
- Certificate of Occupancy (or Temporary Certificate of Occupancy);
- No delinquent taxes;
- No increase in value resulting from a physical change to the property; and
- All taxing authorities, i.e., School, County, and Village are kept whole with respect to their approved levy.

Additionally, the municipality is authorized to set a percent increase threshold for exemption eligibility; Ossining and Greenburgh both used a 25% increase. Finally, the law provides that an eligible owner submitting the requisite application form will receive a 66% reduction against the incremental 2016 increase in year-one, followed by a 33% reduction in year-two, leading to full valuation in year-three.

Because the Town/Village of Scarsdale is unable to take advantage of the existing phase-in legislation, as it contains community population-based parameters that exclude Scarsdale's eligibility, the New York State Real Property Tax Law would need to be amended once again in order to make the phase-in exemption available for Scarsdale's use. Procedurally, the Town Board would need to pass the attached resolution requesting the New York State legislature to amend the law. Pursuant to the resolution, state elected officials would shepherd the proposed amendment through the bill drafting process and the Town Board would later submit a Home Rule Message in support of the bill. The legislation then requires approval through the New York Assembly and Senate, as well as the governor's signature to become law. Based on the NYS Legislative Session Calendar, the final bill would not be adopted into law earlier than the first quarter of 2017. Finally, and by way of the standard public process, the Town of Scarsdale would need to draft and pass a local law authorizing the exemption, including specifying the applicable percent increase threshold for exemption eligibility. A brief local implementation impact summary follows.

Scarsdale Phase-In Legislation Impact Analysis (25% Threshold Scenario)

The goal associated with adopting local phase-in legislation is to provide temporary property tax relief to the STAR-eligible portion of the community experiencing the greatest level of tax increase as a result of the 2016 Revaluation. The Town of Scarsdale will issue 2017 taxes based on the 2016 assessments on April 1 (County), June 1 (Village), and September 1 (School). Basic STAR program eligibility requires that the subject property is the homeowner's primary residence and that the combined family income is \$500,000 or less. STAR eligibility was incorporated into the State's legislation as an existing measure of potential financial need, with the underlying logic being that individuals or families earning in excess of \$500,000 per year are able to financially manage property tax increases more effectively than those earning less income.

While phase-in legislation would help eligible owners spread the financial burden of a significant assessment increase over a three-year period, redistributing the liability across other residential properties increases the tax burden for non-eligible property owners. Staff has examined implications of the phase-in legislation based upon a 25% increase eligibility threshold and offer the following observations, accompanied by graphs on pages four through eleven of this memo:

- Of the approximate 1,315 STAR-eligible properties that experienced a property tax increase, 128 of them experienced an increase of 25% or greater ([see page 10 graph](#)), though this number may be further decreased though other necessary screening criteria included in the amended New York State Real Property Tax Law, as related on page one of this memo;
- Using the example of a property assessed at \$1,515,000, representing the average residential assessed valuation at time of the 2016/17 budget adoption, the incremental increase in total

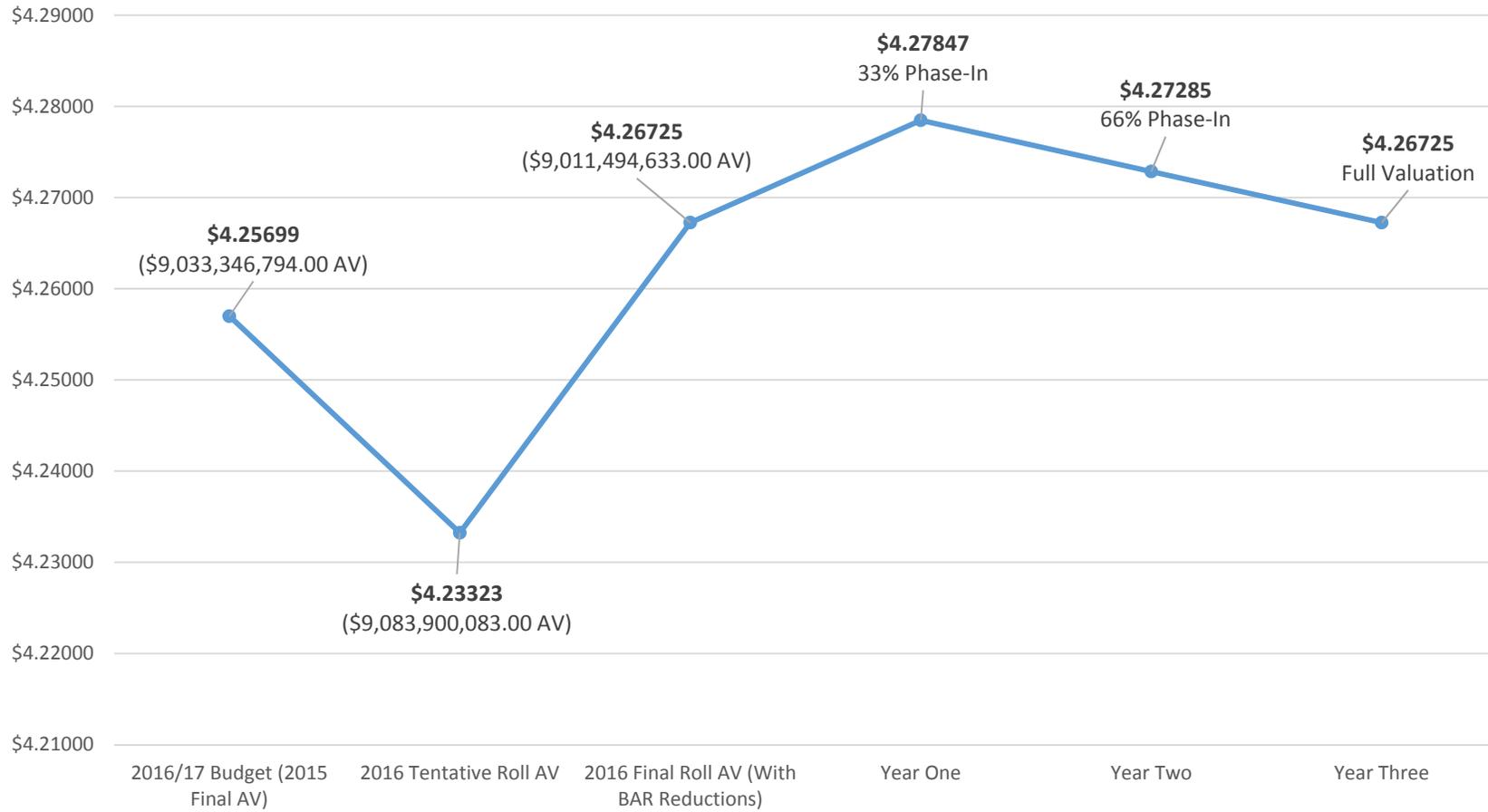
property tax liability would be an estimated \$92.92 in year-one and \$46.40 in year-two ([see page 9 graph](#));

- Using the 2016 Scarsdale Final Roll total taxable assessed valuation of \$9,011,494,633.00, which includes Board of Assessment Review reductions, and holding the FY 2016/17 levy of \$38,454,276.00 constant, the year-one Village Tax rate would increase from the base rate of \$4.26725 to an estimated \$4.27847 (\$0.01122 cents), while the year-two Village tax rate would decrease to roughly \$4.27285 (\$.00560) cents above the base, ultimately returning to the base rate (\$4.26725) in year-three ([see page 4 graph](#));
- Using the current 2016 Scarsdale Final Roll total taxable assessed valuation of \$9,011,494,633.00 and holding the FY 2016/17 levy of \$38,454,276.00 constant, the year-one Total Tax rate, inclusive of Village, School, and County property taxes, would increase from the base rate of \$23.32720 to approximately \$23.38854 (\$0.06134 cents), while the year-two Total Tax rate would drop back down to an estimated \$23.35783 (\$.00560) cents above the base, ultimately returning to the base rate (\$23.32720) in year-three ([see page 5 graph](#));
- The median assessment increase for properties meeting or exceeding the 25% increase eligibility threshold is approximately 30% ([see page 10 graph](#)); and
- The [graph on page 11](#) depicts the assessment valuation of parcels comprising the estimated 1,315 Basic STAR-eligible properties that experienced a valuation increase of \$.01 or greater.

Attached is a resolution for the Town Board's consideration, requesting Scarsdale's New York State Congressional representatives to move forward with enactment of the NYS Phase-in legislation. As we have discussed, it is recommended that the item be placed on a special Town Board meeting on September 27, 2016, and referenced for discussions at a Committee of the Whole meeting to be scheduled in October.

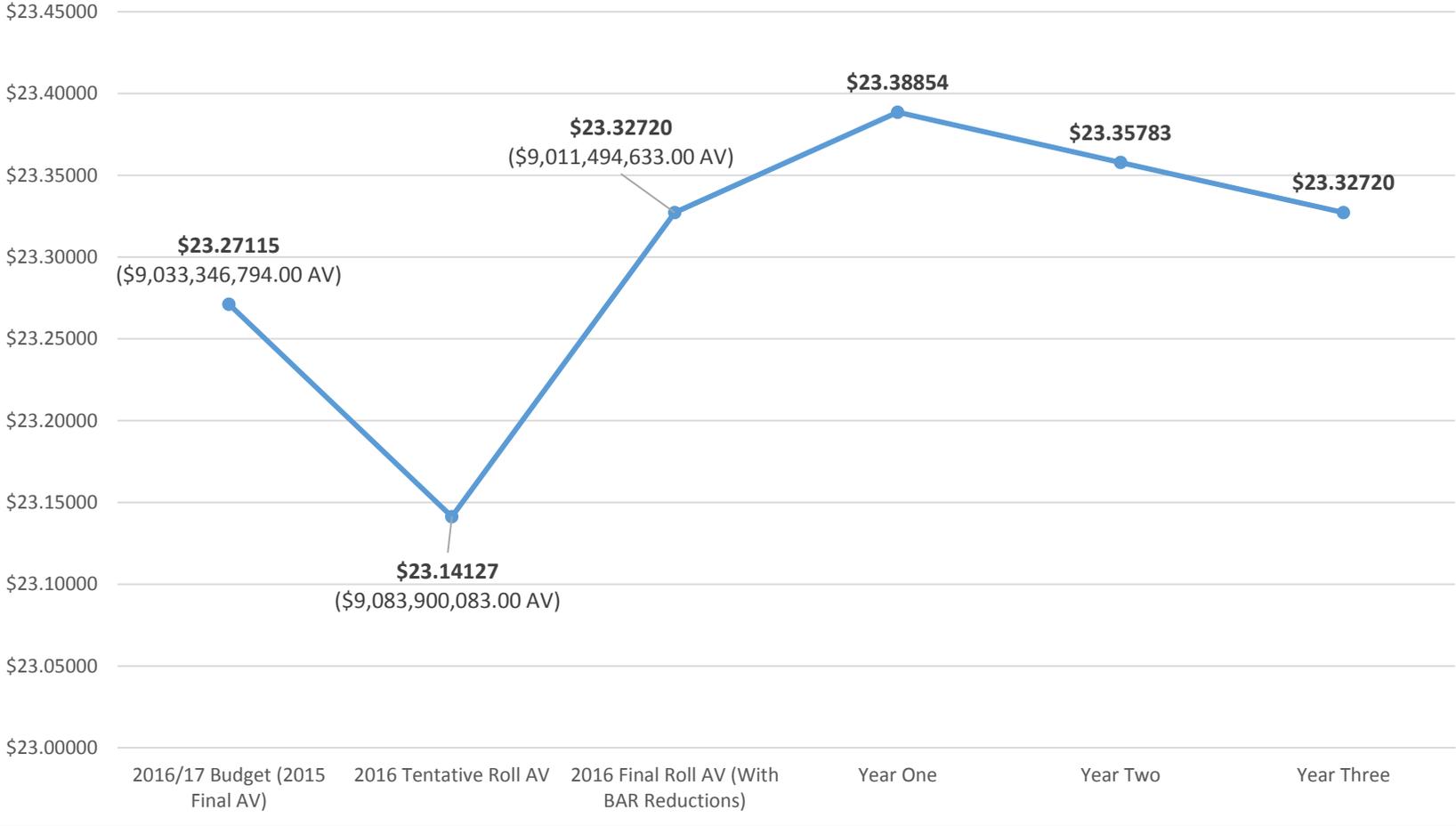
Village Tax Rate

Levy Held Constant at 2016/17 Budget, 25% Qualifying Threshold



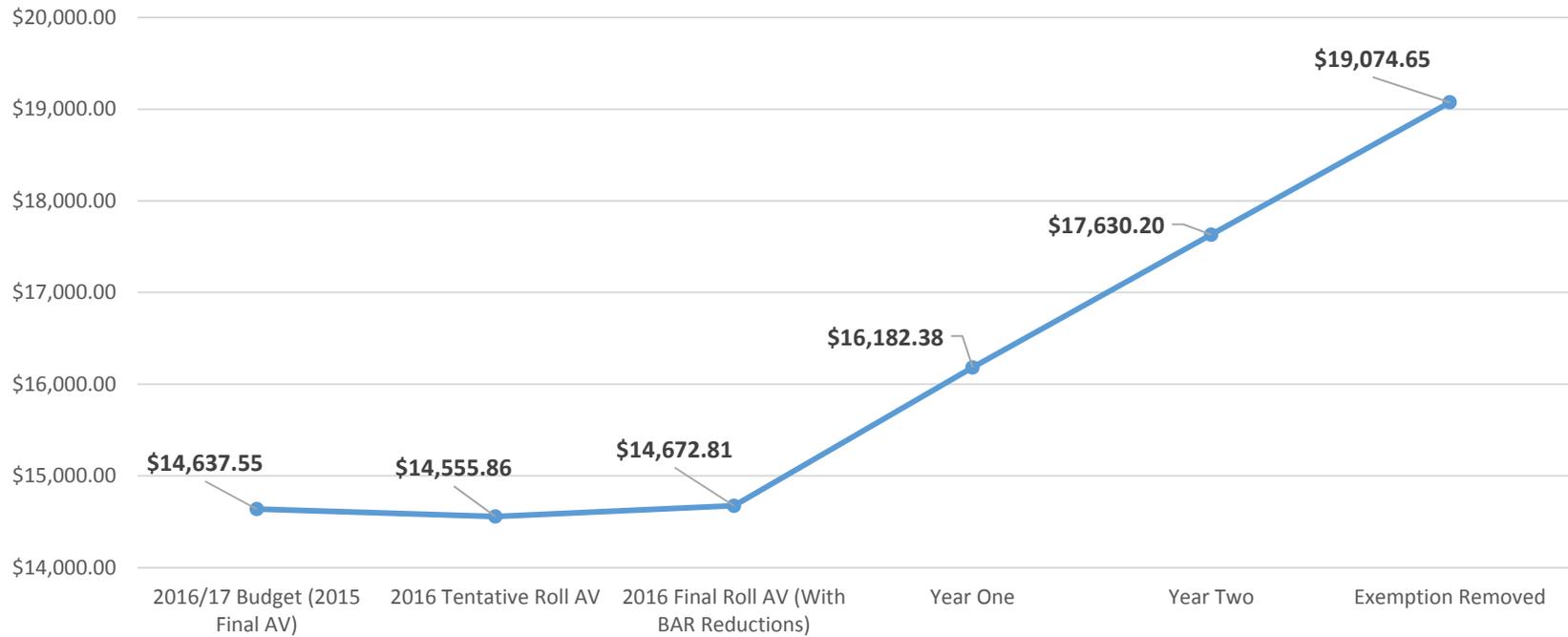
Total Tax Rate

Village, County, and School Combined
Levy Held Constant at 2016/17 Budget, 25% Qualifying Threshold

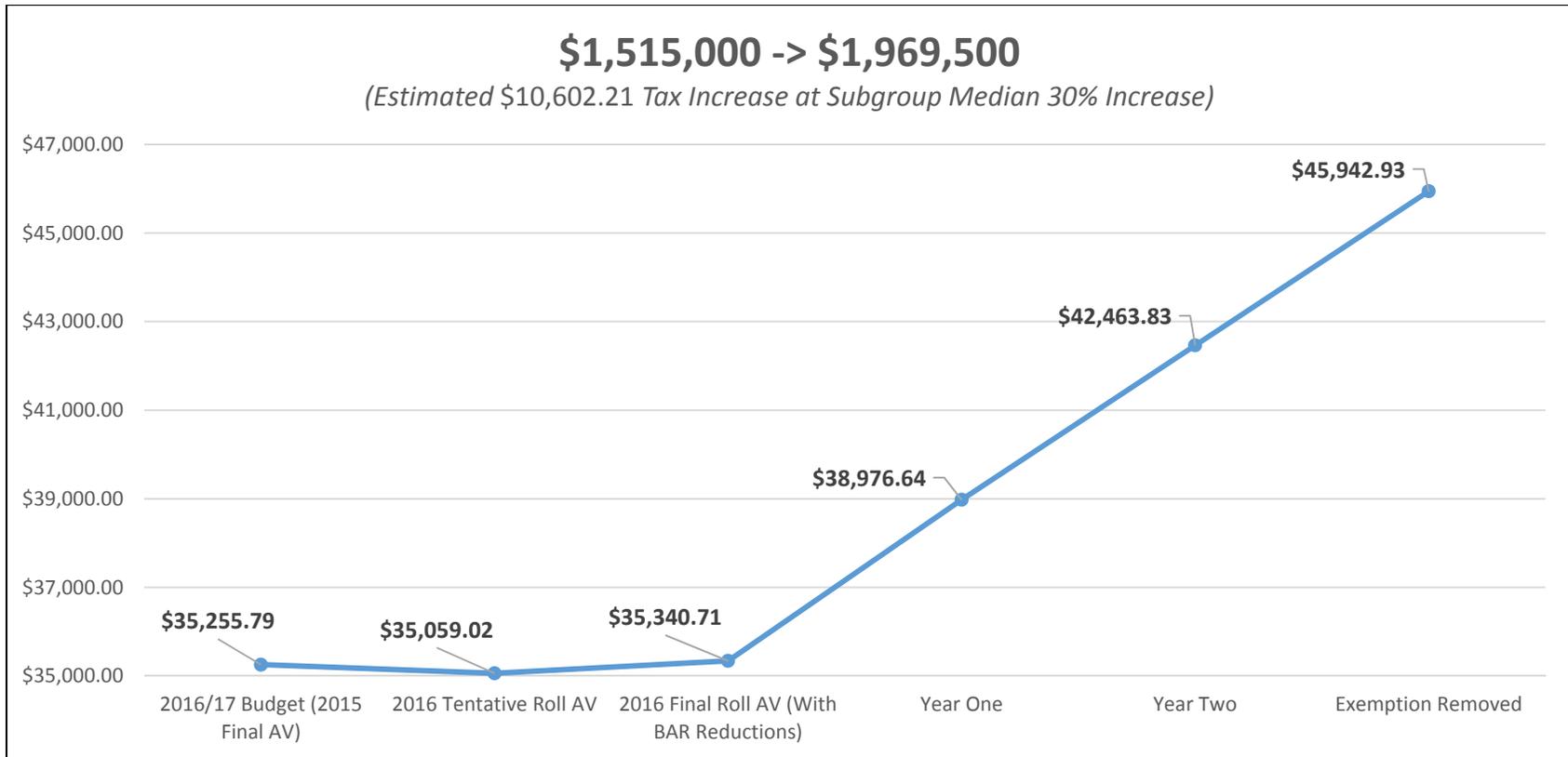


\$629,000 -> \$817,700

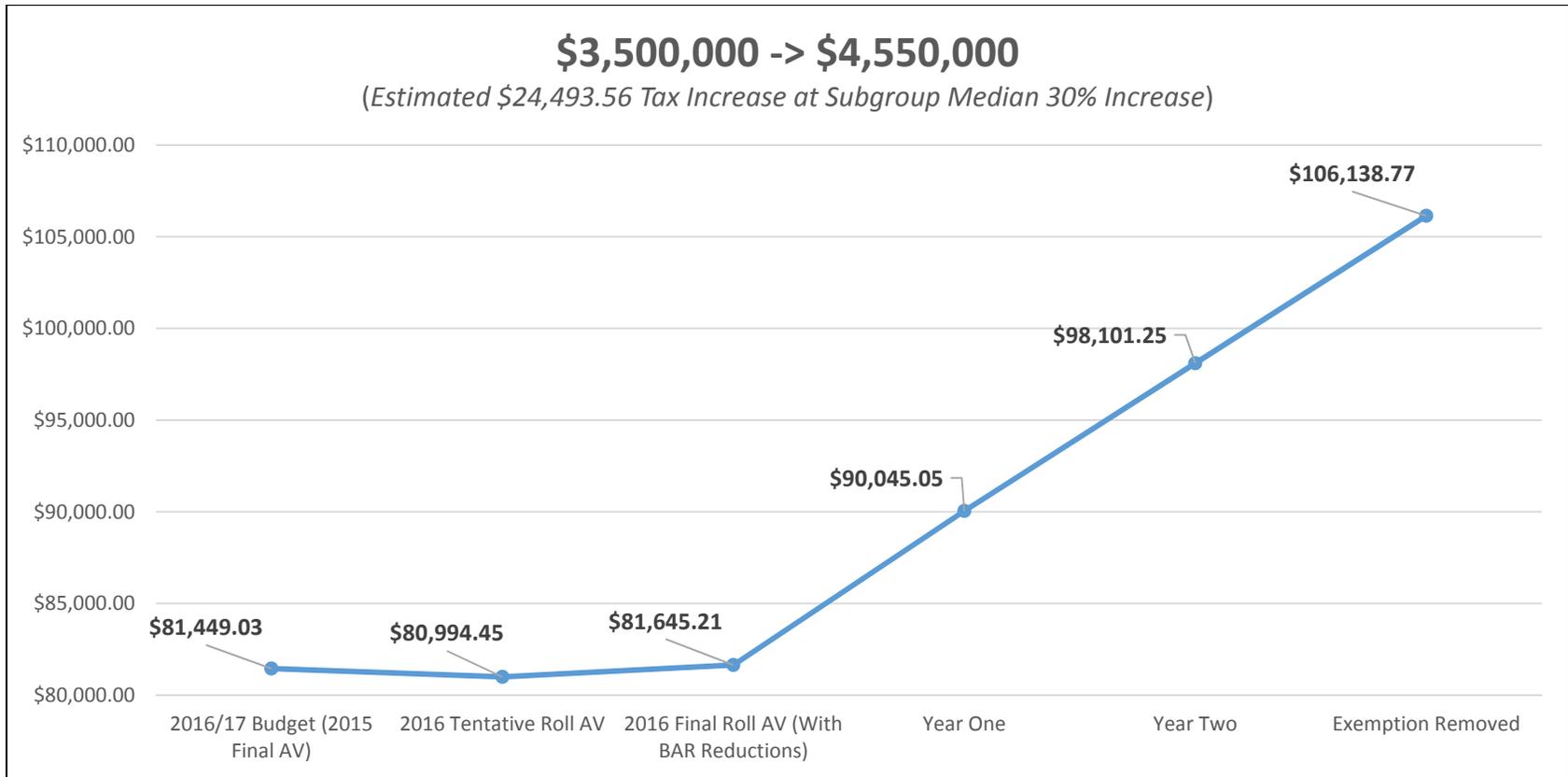
(Estimated \$4,401.84 Tax Increase at Subgroup Median 30% Increase)



- Qualifying threshold is a 25.0% or greater assessment increase.
- Property must be STAR eligible.
- Median assessment increase is 30% at 25% qualifying threshold.
- 128 Parcels of 1,317 with increases of .01% or greater, no rounding up.
- Some portion of 128 parcels will not qualify, e.g., increases due to construction, etc.
- Median assessment at 25% threshold is \$1,125,000.
- Levy held constant at 2016/17 Budget.
- Tax relief transition at threshold break is not smooth, i.e., 24.9% and below do not qualify for relief.



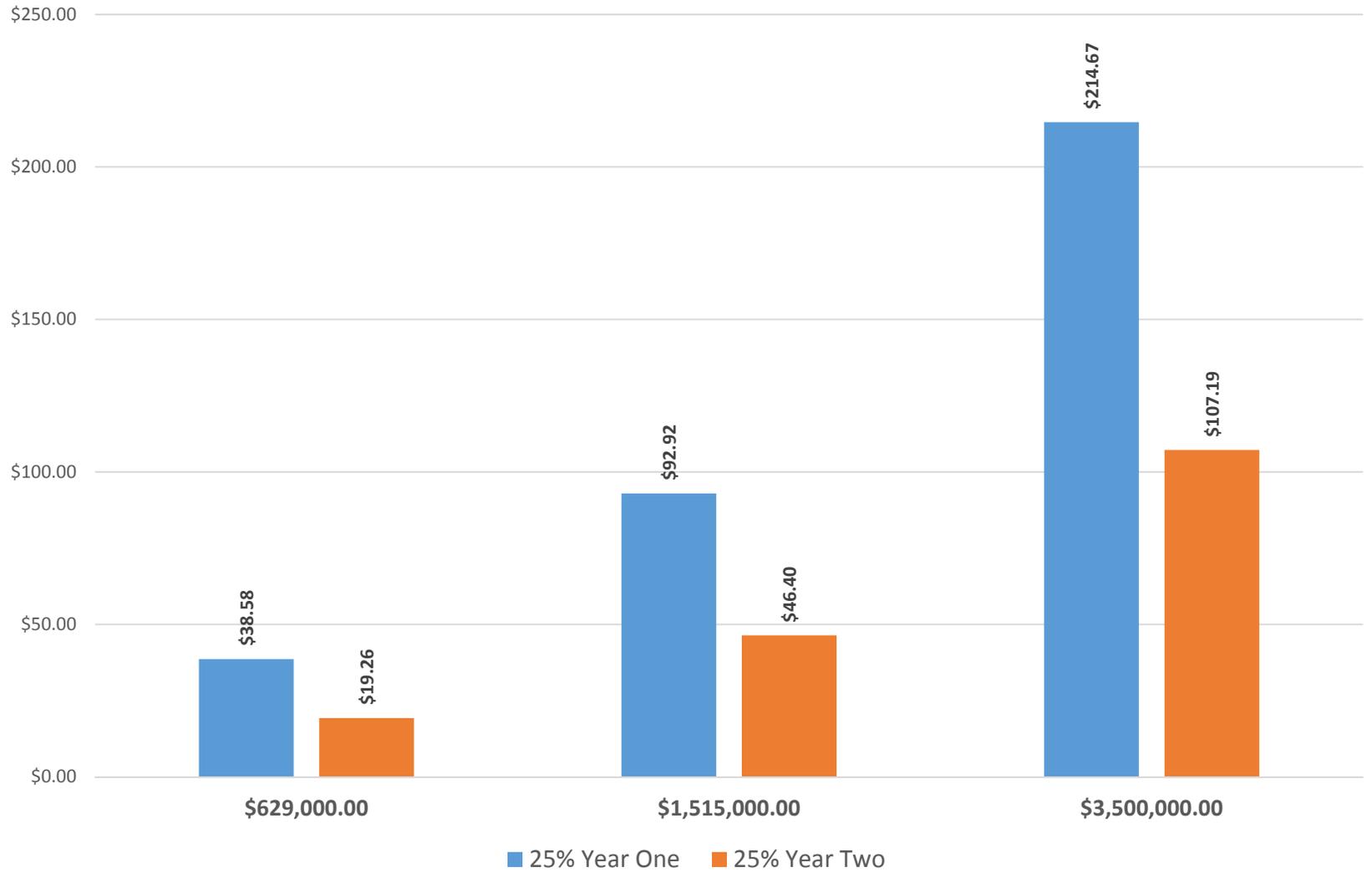
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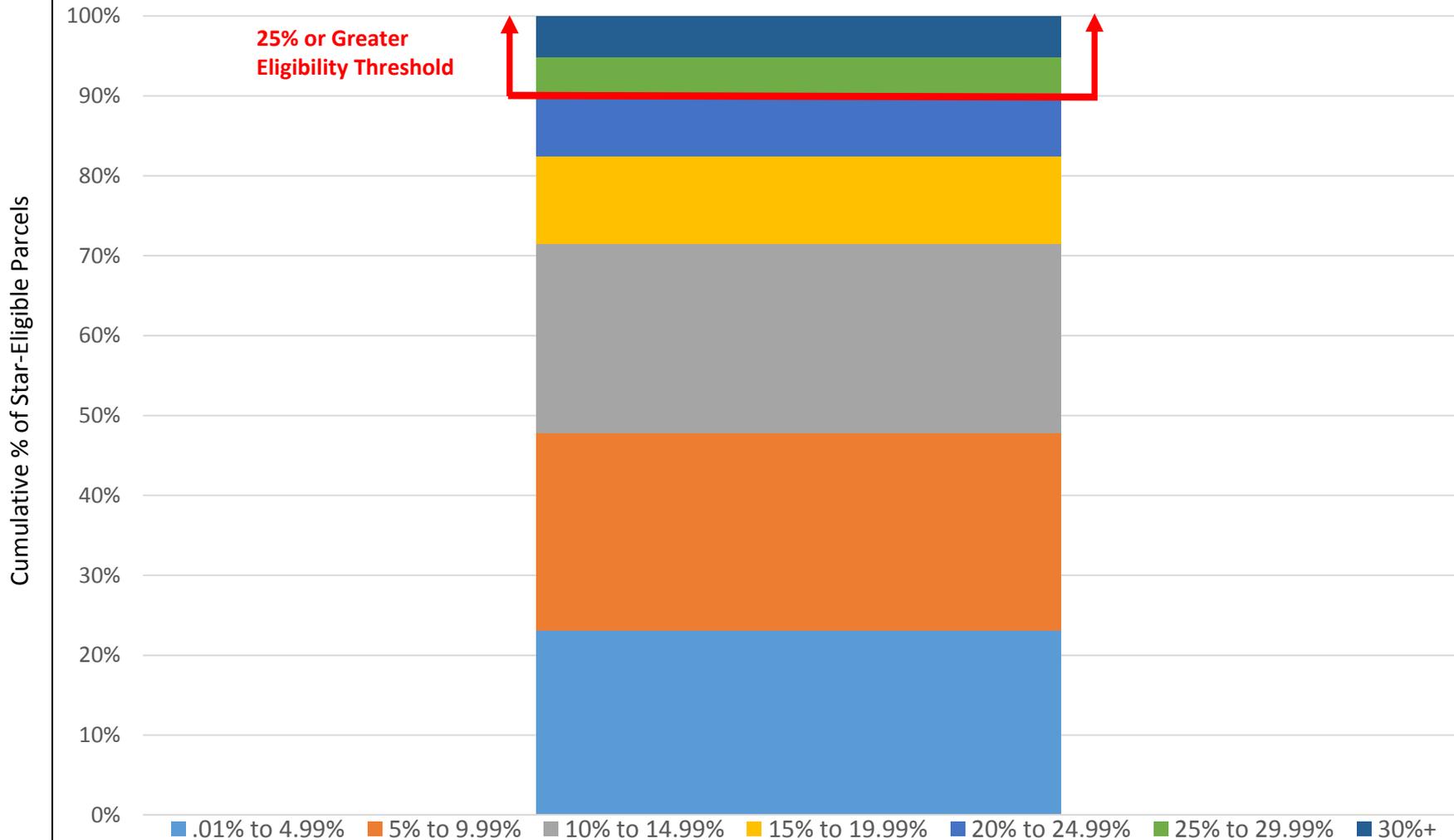
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- Median assessment increase is 30% at 25% qualifying threshold.
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- Some portion of 128 parcels will not qualify, e.g., increases due to construction, etc.
- Median assessment at 25% threshold is \$1,125,000.
- Levy held constant at 2016/17 Budget.
- Tax relief transition at threshold break is not smooth, i.e., 24.9% and below do not qualify for relief.

Phase-In Program Tax Impact per Household

25% Eligibility Threshold Examples



Parcel Volume by % Increase in Assessment
1,315 STAR-Eligible Parcels



Parcel Volume by Assessed Value

1,315 STAR-Eligible Parcels

