

Village of Scarsdale



Jonathan I. Mark, Mayor

*Stephen M. Pappalardo,
Village Manager*

Matthew J. Callaghan

Carl L. Finger

Deborah Pekaruk

Marc Samwick

William Stern

Jane Veron

Office of the Village Manager

Scarsdale, New York 10583

914-722-1110

Fax: 914-722-1119

www.scarsdale.com

Village Board Agenda

October 13, 2016

Agenda Committee Meeting - 7:30 PM – Trustees Room

Village Board Meeting - 8:00 PM - Rutherford Hall

Roll Call

Pledge of Allegiance

Minutes

➤ Village Board Meeting of September 27, 2016

Bills & Payroll

➤ Trustee Callaghan

Mayor's Comments

Manager's Comments

Public Comments

Committee Items

Mayor Mark

- Resolution re: Establishment of an Ad-Hoc Committee on Communications

Fire Commissioner – Trustee Callaghan

- Resolution re: Acceptance of a Federal Department of Homeland Security 2015 Assistance to Firefighters Grant

Municipal Services Committee – Trustee Pekarek

- Resolution re: Rejection of Bids for Popham Road Firehouse Renovation:
VM Contract #1203 - General Construction
VM Contract #1204 - Electrical
VM Contract #1205 - Plumbing
VM Contract #1206 - Mechanical

Recreation Committee – Trustee Callaghan

- Acceptance of Gift – Portable Lights at Supply Field for Youth Tackle Football Program

Other Committee Reports

Liaison Reports

Written Communications (7)

- Revaluation (4)
- Barbara Langford – Parking at Hyatt Field - 146 Boulevard
- Betty Blume – Recycling & Waste
- Susan and Joe Levine – Sideyard Setbacks

Town Board Agenda

Town Board Meeting
October 13, 2016
Rutherford Hall, Village Hall

Roll Call

Minutes

- Town Board Meeting of September 13, 2016
 - Special Town Board Meeting of September 27, 2016
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Reports

- Report of the Custodian of Taxes as of September 30, 2016
-

Resolutions

- Resolution re: Real Property Tax Law (RPTL 556), Application for Refund and Credit of Certain Real Property Taxes for the Property at 173 Johnson Road, Scarsdale NY
-

Future Meeting Schedule

Thursday, October 13, 2016

- 6:00PM – Committee of the Whole

 - New York State Legislation allowing for the phase-in of certain 2016 residential real property assessment increases.

Tuesday, October 25, 2016

- 6:00PM – Municipal Services Committee Meeting

 - Village Center/West Quaker Ridge Traffic Study – Presentation by Village Consultant, TRC Engineers, Inc.
 - 7:30PM – Agenda Committee Meeting
 - 8:00PM – Village Board Meeting
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Village Hall Schedule

Tuesday, November 8, 2016

Election Day – Village Hall Closed

Friday, November 11, 2016

Veterans Day – Village Hall Closed

THREE THOUSAND TWO HUNDRED SIXTY-THIRD**REGULAR MEETING**

Rutherford Hall
 Village Hall
 September 27, 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 27, 2016, at 8:00 P.M.

Present were Acting Mayor Samwick, Trustees Callaghan, Finger, Pekarek, Stern, and Veron. Also present were Acting Village Manager Cole, Assistant Village Manager Richards, Acting Village Attorney Garrison, Village Treasurer McClure, and Village Clerk Conkling.

The minutes of the Board of Trustees Regular Meeting of Tuesday, September 13, 2016 were approved on a motion entered by Trustee Callaghan, seconded by Trustee Finger, and carried unanimously.

Bills & Payroll

Trustee Veron reported that she had audited the Abstract of Claims dated September 27, 2016 in the amount of \$1,737,346.81 which includes \$44,714.67 in Library Claims previously audited by a Trustee of the Library Board which were found to be in order and she moved that such payment be ratified.

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

RESOLVED, that the Abstract of Claims dated September 27, 2016 in the amount of \$1,737,346.81 is hereby approved.

Mayor's Comments

Acting Mayor Samwick stated that he had comments this evening from Mayor Mark that he prepared and will share with the public:

“The first is regarding the Preliminary Equalization Rate that was issued by ORPTS: As noted at the last Village Board meeting, the NYS Office of Real Property Tax Services has issued a preliminary equalization rate of 89.06. We had indicated that the Village might pursue an administrative appeal process in an effort to persuade ORPTS to revise its preliminary finding and instead issue a rate of 100. Since such a process requires expertise relevant to how ORPTS calculates the equalization rate, the Village retained a specialist whose work experience includes equalization rate challenges of the sort being considered. The specialist’s name is Laurence P. Farbstein, President of Industrial and Utility Valuation Co. of Latham, NY. The Village staff collected names of individuals who do this sort of work and after interviewing, considered Mr. Farbstein to be well qualified. He was vetted by the Staff by contacting municipalities for whom he has worked in the past and through web searches. That process yielded favorable information about Mr. Farbstein. The appropriate background check was conducted for Mr. Farbstein and did not reveal any concerning results. Mr. Farbstein charges \$250 per hour for his services and his compensation for this assignment was capped at \$7500.

Mr. Farbstein has reviewed ORPTS’ treatment of the sales reported to ORPTS, those excluded from ORPTS analysis and ORPTS’ trending analysis over the duration of the assessment period. Mr. Farbstein’s analysis was forwarded to ORPTS for their review and consideration. The hope is that Mr. Farbstein's analysis will persuade ORPTS that our aggregate assessments are closer to 100% than ORPTS’ preliminary Equalization Rate. Note at that at this point the process is an informal one. We will consider whether or not it would be worthwhile to pursue a formal of ORPTS’ determination after we hear back from them and may or may not do so depending on what we learn from this informal process.

The second topic, one of the items before the Board this evening, although it is planned to refer this item to Committee, is Consideration of Phase-In Legislation. A special meeting of the Town Board has been noticed for this evening. The sole purpose of that meeting will be to take up a resolution which if adopted, would request that our representatives in Albany start the State legislative process for enacting a law that would then permit the Village to adopt a Code provision that would phase-in certain levels of reassessed values over a period of time, likely three years. The possibility of pursuing this course was mentioned during the Mayor’s comments at the last Village Board meeting. It is not contemplated that action will be taken this evening and that the matter instead will be referred to a future committee meeting for consideration and public comment. However, should there be an interest in pursuing this course, we needed to get the process started in order to be timely in submitting materials to Albany.

Even though the matter is a Town Board matter, if residents in attendance wish to comment on this subject during the public comment section of this meeting they should feel free to do so.

Turning now to a Village operational matter, the Hyatt Park Comfort Station was vandalized recently. The newly completed comfort station at Hyatt Field was severely

damaged by vandals about ten days ago. The Village will undertake repairs. It is estimated there was about \$2,000 worth of damage. Whether or not to install the comfort station was a neighborhood issue at the time the Hyatt Field playground was being built. In part as a result of the discussions that took place with residents at that time, use of the facility is limited to Scarsdale residents who purchase key fobs that allow for electronic access. Prompted by the recent incident, the Village Staff has been in contact with the Bramlee Heights neighborhood association, and will perform additional outreach to residents whose homes are adjacent to Hyatt Field, to revisit policies for the operation of the facility. At present, one thought is that if the facility is left unlocked during daylight hours so it can be made available to all who use Hyatt Field, which might take some pressure off of the present restricted use policy. There is a lively discussion of the access issue going on *Scarsdale 10583.com* with a range of views being expressed. No changes in the policy will be made until the Village Parks and Recreation Department has obtained some feedback from residents on this proposal – and it is possible that after considering that input the present use policy will remain in place.

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Manager's Comments

None.

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Public Hearing

Trustee Pekarek introduced a Public Hearing to determine the number of taxicabs to be licensed in Scarsdale in 2017 pursuant to Section 272-3 of the Village Code. She noted that for thirty (30) years, the Board of Trustees has annually authorized the issuance of 25 taxicab licenses. For the past ten (10) years, the average number of licenses issued has been 23. As is customary, the Scarsdale Police Department did an unscheduled taxi inspection in August and September and found that all the vehicles were in compliance with all safety and other required documentation and were in presentable condition. The Police Department uses a checklist of approximately 21 items. These unscheduled taxicab inspections will continue in the future.

Trustee Pekarek further stated that based on research provided by Village Clerk Conkling, current data noted a very slight increase both in population and weekday train ridership over the last five to six years. Nevertheless, the current maximum allowance of 25 taxicab licenses should continue to be adequate to meet the needs of the community for 2017.

Trustee Pekarek moved opened the hearing to public comment, seconded by Trustee Finger and carried unanimously.

As there were no comments from the public, Trustee Pekarek moved to close the public hearing, seconded by Trustee Finger and carried unanimously.

Upon motion entered by Trustee Pekarek, and seconded by Trustee Veron, the following resolution regarding the Number of Taxicabs to be licensed in the Village of Scarsdale for 2017 was approved by the vote indicated below:

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.

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

Public Comment

Ron Schulhoff, Springdale Road, speaking as Chair of the Ad Hoc Committee on LED Streetlights, stated that he had a quick update for the Board and the public.

He stated that as many are aware, the Village has been running a pilot on the LED streetlights on Mamaroneck, Heathcote, Springdale, Post, and Tisdale Roads for the last couple of months. The committee has recently sent out another request for public feedback on that pilot. However, earlier today the committee received an update from one of the manufacturers of the pilot lights that they are using. The Manufacturer stated that they will be making significant, positive changes to their fixtures in the coming months. This will impact how the committee thinks about this pilot and how they move forward while they wait for the updated fixtures. In the interim, the fixtures currently in place will be taken down – the lights on Heathcote and Post Road between Crane Road and Wayside Road. There will still be lights in those areas; the pilot lights will be replaced with the lights that were there before. The committee will be providing a much more detailed update as soon as they can; hopefully this week. If the public has any questions, the committee can be reached at LED@Scarsdale.com.

Robert Berg, 32 Tisdale Road, stated that the proposed resolution to seek authorization from the Legislature to phase in the Ryan tax increases for certain qualified property owners is a really bad idea. The Ryan revaluation needs to be invalidated. If the Board is going to seek special legislation from the State Legislature and the Governor, the Board should ask for meaningful legislation – ask the Legislature to annul the Ryan revaluation because it completely failed the goal of assessing properties at 100% Fair Market valuation and reinstate the 2015 Assessment Roll. The Board should lobby the Legislature to give the Office of Real Property Tax Services an enforcement authority to make sure that municipalities conduct revaluations properly and give ORPTS the power to void them when the revaluations are done improperly.

Robert Parlato, 1 Sherbrooke Road, stated that he would like to speak about the Board of Assessment Review (BAR). He asked what the qualifications were to serve on the BAR to enable those members to understand the proper practices of assessment and appraisals.

Acting Mayor Samwick replied that he did not believe there was a ‘set’ qualification; however, he added that the process by which the BAR operates falls within the framework of New York State legislation and guidelines and is very strictly mandated.

Acting Village Manager Cole added that the Village is always looking for interested citizens with skill sets that are appropriate for the BAR, and residents should submit their names for candidacy for appointment, as well as submissions for other Boards and Councils. This is how the Village can help make sure that the skill sets that are present in these committees actually represent the needs that each of them have when making decisions.

Trustee Stern added that there is a short mandated training period for BAR members and asked Mr. Berg, who is a member of the BAR, to explain further.

Mr. Berg stated that the State requires that members of the BAR take a training course.

Mr. Parlato stated that in his opinion, the BAR does not have the proper tools to make decisions and needs help from professionals – assessors, real estate brokers, and attorneys. He stated that he has reviewed many of the BAR's decisions and he didn't agree with them – they are not following sold comps and the numbers are all over the place. The BAR needs to be given the tools to do their job properly or there will be another big mess.

Acting Mayor Samwick stated that he believed in the majority of the cases, appraisals are part of what is usually submitted for a grievance. Anyone who is not satisfied with the grievance procedure can bring it further through the SCAR process or an Article 7 process.

Mr. Parlato argued that less people would go to court if the BAR had the proper tools to review the grievances. He then discussed his recent grievance that he took before the BAR and his displeasure with the results. He also stated that the Assessor is ignoring his deed restrictions on his Heathcote lots.

Acting Village Manager Cole stated that the Village Administration has heard a variety of community concerns and comments about the Assessor's office and as the Village begins to move forward from the 2016 revaluation, all of those comments will be taken into consideration and plans may be developed in the future that will more effectively address these concerns. A plan is being worked on to help to improve some of the aspects of the Assessor's operation and the fairness in assessments in the community. He stated that he could not give him a plan at this moment; however, that type of effort is underway. The Village may in the future reach out to members of the community who are most well versed in this area to help define what that path forward might be.

Mr. Parlato discussed with the Board and Acting Village Manager Cole the topic of the salaries earned in the Assessor's office. Mr. Parlato stated that he deals with many Assessors' offices throughout the County and does not see that kind of salary level for personnel anywhere else.

Acting Mayor Samwick did note that as per Mr. Wolham of the ORPTS office, there is a ratio of employees in an Assessor's office of 2 per 1,000 residents. Scarsdale's ratios are not askew from the discussions he has had. He also noted to Mr. Parlato that in regard to the reval, there has been a lot of turmoil since the June 1st reval came out and the Board is actively reviewing every different element of it that they possibly can because it is unacceptable. This is not something that the Board is comfortable to let stand.

Mr. Parlato continued, asking questions about the Assessor's contract to which Acting Mayor Samwick informed him that the Board would not opine on those matters and

noted that an Assessor's job is dictated by State regulations. Mr. Parlato stated that in his opinion, the Assessor should be terminated, and many others also.

Mr. Parlato discussed at length the situation with assessment of his lots; Acting Mayor Samwick reminded Mr. Parlato that a Board of Trustees meeting is not the forum to discuss this. Mr. Parlato did not agree.

Acting Mayor Samwick stated that it is important that the Board hears all of the issues they have listened very carefully to. The Board is aware of the situation and sympathize with it. It is everyone's goal to have a fair tax roll. His point is that there is nothing this Board can do about that legally.

Norman Bernstein, 14 Wakefield Road, stated that as he understands it, what is being considered is to provide a three year phase in for those who are going to get major increases in their tax assessments. But, at the same time, not to phase in the tax relief for those with the larger properties who are getting the benefit of the 2016 reval.

Acting Mayor Samwick responded that there are primary criteria that are being contemplated right now and that are being requested to be reviewed by the State legislature. Those are similar to what Greenburgh and Ossining have recently done. That is a criteria test: one is that the assessed value went up by 25% in this reval and not based on any new construction, that the homeowner be STAR eligible and maintain residency in the home during the three year period.

Mr. Bernstein stated that what the Board is contemplating is non-linear/asymmetrical. He is not opposed to giving the three year phase in to the people who are getting hurt the most; what he is concerned about is the reverse side which is that those who got the most benefit from the 2016 reval, their benefit is not phased in for three years but given immediately. Giving that benefit immediately and giving some relief to those on the lower side, shrinks the tax base and therefore increases the cost for everyone else in the middle. He warned the Board that if this is pursued, he and other residents will file suit – in his opinion, it is a fundamental denial of equal protection under the laws, and a fundamental taking of property without due process of law.

Trustee Finger stated that procedurally, the Board is likely to defer the subject resolution to committee and to not vote on it today because it is the first time it has come up and because it is an important issue. There will be additional opportunities for residents to come and give the Board their thoughts.

Mr. Bernstein thanked Trustee Finger for his comments; however, he stated that he wanted to raise another issue that the Board should think about which is that he knows there are some members of the Board who have benefited personally from the 2016 reval, so he asked the Board to think about whether those people who have benefited and whose

benefit under his approach would be reduced – those Board members may want to think about recusing themselves from voting on something which affects them personally.

Acting Mayor Samwick noted that it is hard for the Board to pass a budget should Trustees be precluded from voting on an issue that affects them personally, as well as a number of things. However, he noted that Mr. Bernstein's point is well taken.

Robert Harrison, 65 Fox Meadow Road, inquired about a report submitted to ORPTS by Mr. Farbstein, a consultant hired by the Village.

Acting Village Manager Cole explained that Mr. Farbstein's report is an analysis of whether or not the preliminary equalization rate that ORPTS had announced is accurate or not. There is a period during which they accept informal challenges back and forth between the taxing jurisdiction and the State to make sure ORPTS didn't overlook some form of adjustment that should have been undertaken. Thus, the Village engaged Mr. Farbstein to assist in that analysis; he presented findings which may adjust the equalization rate upwards or it may not depending on ORPTS review of his work. The point is to validate ORPTS work and/or propose an alternate scenario based on the Village's analysis of the sales.

Mr. Harrison stated that there was a solid review of Mr. Farbstein's background and ability to do this kind of work.

Acting Mayor Samwick stated that it is the intention of the Board to hold a Committee of the Whole meeting on this subject and the meeting is tentatively scheduled on October 13, 2016 at 6:00 P.M.

Mr. Harrison stated that Ms. Kirkendall-Rodriguez submitted a written communication to the Board which he then read. The correspondence concerned the Assessor's office and a petition to dismiss the Assessor.

Mr. Harrison then expressed his concern over the abilities of the Town Board of Assessment Review (BAR) as Mr. Parlato mentioned earlier in his comments. He stated that his own grievance package with many pertinent documents included went before the BAR and he did not get any reduction. He stated that the BAR should be ashamed of themselves and that the entire Ryan reval should be voided.

Acting Mayor Samwick thanked Mr. Harrison for offering his time as a community service to other members of the community helping them with the grievance process. He reminded the community that October 15th is the deadline if someone has already filed a grievance and are not pleased with the outcome, to file a SCAR petition or Article 7 grievance of the assessed value.

Mr. Berg asked to respond briefly on Mr. Harrison's comments on the BAR. He stated that members of the BAR are volunteers. They have local knowledge of the

market but they are not for the most part licensed appraisers. Jane Curley, their newest member was at one time a licensed appraiser and she is a very welcome addition to the BAR. They spent the entire summer looking through the 1,103 grievances. They met generally twice per week for three hours each time and had a total of 22 sessions. They did their duty and they did the best they could, given the circumstances they had with their knowledge.

Mr. Berg stated that the companies that offer grievance services follow a business model of trying to minimize their out of pocket expenses at the BAR stage of the proceedings. They typically do not provide the BAR with an appraisal. They either provide nothing or some random sales with no analysis in the package. For the bulk of those grievances, they are denied because the BAR has no evidence to support a reduction in their value. What those services do then is that they still try to not use an appraisal and then go to the Assessor and try to negotiate to get a reduced value. That is why there was such a large number of denials by the BAR. An appraisal gives the best evidence of a fair market valuation of the property. The BAR generally gave those with an appraisal a reduction based on the evidence they presented. He stated that he did not sit on Mr. Harrison's grievance because he is a friend of his, but since he raised the issue, Mr. Harrison's appraisal was terrible. He has his options to go to SCAR and hopefully he will do so with a better appraisal. The fact that the BAR members are not professionals underscores the importance of having an assessment roll that is a good assessment roll and having a reval done properly.

Acting Mayor Samwick thanked Mr. Berg and the other members of the BAR. They put in an unbelievable number of hours. The reval was extremely unfortunate and resulted in an enormous amount of work for the Board.

Trustee Stern also thanked the members of the BAR, stating that they sacrificed their summer to do this work. He also stated that the Personnel Committee of the Board of Trustees struggle to find people who are appraisers to apply for membership to the BAR. Mr. Berg and the BAR have done an incredible job of performing their duties under great pressure and adverse conditions.

Mr. Parlato stated that he wanted to thank Mr. Berg. He stated that he sat in a few of the meetings and that is why he came up with the idea that the BAR needs the tools and the backup to work with in dealing with grievances. He also thanked the Board of Trustees for the work that they do.

Mr. Harrison stated that he did appreciate the work and time spent by the BAR; however, as Mr. Parlato has stated, they may need some help.

Mr. Harrison stated that accompanying the letter informing him that there was no change to his assessment from the grievance procedure, there was a handout from the New York State ORPTS with a listing of corrections to the 2016 Tentative Assessment Roll and explanation of error. There are 36 properties on the list including his.

There being no further comments, Acting Mayor Samwick closed the public comments portion of the meeting.

Finance Committee

Trustee Finger reported on the statements of expense and revenue for the various funds of the Village for the first quarter of fiscal year 2016-17.

General fund appropriations were 34.18% spent as of August 2016. The Village refunded the balance of the 2009 deb issue which added a book expense of \$7.1 million to expenditures. Exclusive of this, expenditures were 21.48% spent, a 0.16% decrease from the 21.64% in 2015-2016.

General Fund Revenues other than property taxes are \$11,585,840 through August 2016, including the revenue of \$6,295,000 related to the bond refunding. Exclusive of the bond revenue, other revenue is down \$8,635 through August 2016 from the 2015-2016 figure of \$5,269,474. Building Permit revenue (included in License and Permit revenue) is \$35,000 less than last year. Net Recreation Department revenue decreased \$87,200 due to decreased enrollment in some programs. The Recreation Department expects to make up much of the deficit in September. Rental income dropped \$192,000 due to the timing of receipts. The drop is offset by the increases in Department Fees of \$18,800 and tax penalties and delinquent tax collections of \$178,500. Decreases of \$45,000 in Mortgage tax and \$31,800 in Court Fines were offset by increases in gross receipts tax and cable franchise fees.

The actual collection of Village taxes through August 31, 2016 is at 98.54%. This is an increase of 37 basis points from last year's collection rate.

Upon motion entered by Trustee Finger , and seconded by Trustee Pekarek, the following resolution regarding the 2016/17 Financial Services Advisory Agreement was approved by the vote indicated below:

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.

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

Municipal Services Committee

Upon motion entered by Trustee Pekarek , and seconded by Trustee Veron, the following resolution regarding 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 was approved by the vote indicated below:

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 \$56,908.28 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.

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

Other Committee Reports

None.

Liaison Reports

Trustee Veron reported as liaison to the Advisory Council on Scarsdale Senior Citizens. She stated that the meeting was extremely well attended with active participation. She noted that there are significant efforts made by the Recreation Department with respect to programming to target it to the Scarsdale Seniors. The effort between the Scarsdale Seniors and the Recreation Department is appreciated very much.

Trustee Veron reminded the community that the Personnel Committee of the Board is still accepting applications to the Ad Hoc Committee on Communications. There has been great interest from the community. Applications can be submitted through October 7th. The Committee’s charge is to support the communication platform that the Village will soon be releasing as well as devise a strategy to enable and improve communications between residents and local government. She thanked the Village Manager’s office for posting the materials that the Board receives in their packets on line attached to the agenda – all of the backup material that the Board receives can be accessed through the agenda on the Village’s website, www.scarsdale.com.

Trustee Callaghan stated that the great 9/11 ceremony that Captain Stephen Mulcahy ran was very remarkable, moving and worthwhile ceremony.

As Fire Commissioner, Trustee Callaghan reported that a semiannual meeting of the paid firemen and the volunteers was held and the working relationship between those two groups is getting closer. He noted that he has been a member of the Fire Department for 37 years

Trustee Callaghan reported that the Advisory Council on Parks and Recreation had a meeting last Tuesday. Improvements to the parking facility at Hyatt Field is being reviewed. The September 10th Jamboree that was held at Crossway was quite a success with approximately 500 participants.

Trustee Stern commented on water bills, and stated that his water bill is \$65.00 per month. He stated that he has a sprinkler system but he rarely uses it because he doesn't have to use it. One of the reasons he doesn't have to use it is because he recycles the grass cuttings, leaving them on the lawn. Grass is approximately 55% water so by having a landscaper collect the grass and have the Village then collect it, a good percentage of the investment in the water that is put on the lawn in the first place is lost. The grass clippings also make good fertilizer. He stated that the environment would be much better off, the lawns would be better off and people would save on their water bills if they grass cycled.

Regarding leaf mulching, Trustee Stern stated that there is a clear savings in the use of fertilizer. With the new technology and equipment, the leaves are chopped up finely and the leaves are not noticeable on the lawn before they then go into the ground very quickly. The Village has been leaf mulching on all Village properties for approximately four years.

Trustee Pekarek stated that the Conservation Advisory Council (CAC) has been studying, via a resolution from the Board of Trustees, solar installations, specifically on front facing properties. They have done an incredible job reviewing a variety of solar ordinances and proposals. The CAC also did a survey and received well over 250 responses. Their report will be delivered to the Board of Trustees within the week.

At Secor Road and Palmer Road, Trustee Pekarek stated that the CAC is going to take an open space and transform it into a meadow. On October 8th and 9th, they need some community support, so if residents would like to volunteer to help, there will be a morning and afternoon session. Lee Fischman is the Chair of the CAC and Ron Schulhof is also a member.

On October 25th at 6:00 P.M., Trustee Pekarek stated that the Municipal Services Committee is reviewing a traffic study that was commissioned by the Village. There is also a review of that traffic study by the Scarsdale Forum. Deputy Village Manager Cole added that there is a staff memo from the Police Department that describes some of their enforcement activities. Trustee Pekarek stated that all of these documents will be online.

She encouraged all of the environmental organizations and those interested to comment on this. If one cannot attend the meeting, written comments can be submitted to her or the Mayor.

Trustee Finger

* * * * *

Written Communications

Village Clerk Conkling stated that all communications received that are written to the Mayor and Board of Trustees can be viewed on the Village's website, www.scarsdale.com under the Board of Trustees or Village Clerk section.

Four (4) communications have been received since the last regular Board of Trustees meeting held on September 13, 2016.

- An email from Mayra Kirkendall-Rodriguez attaching a Petition to Dismiss The Village Assessor
- An email from the Aarts-Bekker Family, 2 Chesterfield Road, regarding unsafe traffic conditions on Fox Meadow Road. A response to the Manager's Office is attached. An additional email from Peter Bekker was received thanking the Village for the prompt response in deploying a speed wagon to the area of concern.
- An additional email from Mayra Kirkendall-Rodriguez setting forth various concerns which are addressed by Mayor Mark in his response attached.

* * * * *

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

RESOLUTION RE: ESTABLISHMENT OF AN AD-HOC COMMITTEE ON COMMUNICATIONS

WHEREAS, The Village Board is desirous of establishing an Ad-Hoc Committee on Communications (Committee); and

WHEREAS, the Committee will support the successful launch of the Village’s new website, a communications platform intended to support 24/7 resident access and engagement, and present written recommendations for strengthening Village communication strategies and cultivating engagement opportunities with the diversity of audiences it serves, conducting specific tasks outlined in this resolution; and

WHEREAS, the Committee shall be appointed for a fixed one-year term expiring October 13, 2017, and after such date, the recommendations made by the Committee will be used to help inform Village communication strategies and activities, guide policy development, and influence budget discussions and resource appropriations; now, therefore, be it

RESOLVED, that Mayor Mark and the Village Board of Trustees hereby establish the Ad-Hoc Committee on Communications to serve in an advisory capacity to the Board of Trustees, with Trustee Jane Veron as Chair of the Committee and the following members herein appointed;

- Justin Arest, Lakin Road
 - Lee Fischman, Wildwood Road
 - Dara Gruenberg, Hampton Road
 - Laura Halligan, Heathcote Road
 - Justin Hamill, Colby Lane
 - Mary Louise (ML) Perlman, Carstensen Road
 - Barry Meiselman, Post Road
 - Scott Rompala, Horseguard Lane
 - Andrew Sereysky, Walworth Avenue
 - Carol Silverman, Spier Road
 - Robert Cole, Deputy Village Manager – Staff Member
- and; be it further

RESOLVED, that Trustee Deborah Pekarek shall serve as liaison to the Committee; and be it further

RESOLVED, that the Committee’s charge is as follows:

1. Review new website content, functionality, and user-friendliness, making suggestions for enhancements;

2. Develop a plan to gain community usage, seeking widespread adoption. As ambassadors for the new communications platform, engage with community groups to both increase awareness and usage of the website, and to introduce website functionality; and
3. Drawing on expertise and best practices, provide strategies to improve Village communications. Prepare written recommendations to the Village Board identifying important community segments or audiences, linking appropriate communication methods and channels to identified segments, and suggesting prioritization of associated programmatic and investment needs within the context of existing fiscal constraints.

Submitted by: Mayor Jonathan I. Mark

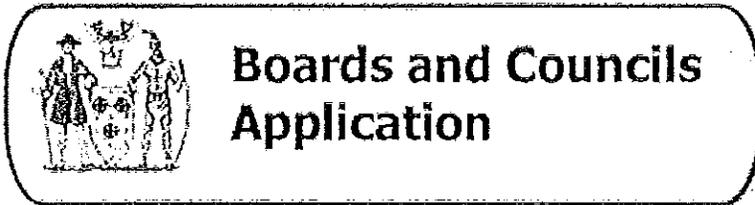
Date: October 05, 2016

For: October 13, 2016

Christine Sciandra

From: Donna Conkling
Sent: Thursday, October 06, 2016 4:40 PM
To: Christine Sciandra
Subject: FW: Scarsdale Boards and Councils Application

From: Village of Scarsdale [mailto:manager@scarsdale.com]
Sent: Monday, March 11, 2013 11:50 AM
To: Christopher O'Brien <cobrien@scarsdale.com>; Rita Azrelyant <razrelyant@scarsdale.com>; Donna Conkling <dconkling@scarsdale.com>; Alfred Gatta <agatta@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>; John Goodwin <jgoodwin@scarsdale.com>; proscars@aol.com; staceybrodsky@verizon.net
Subject: Scarsdale Boards and Councils Application

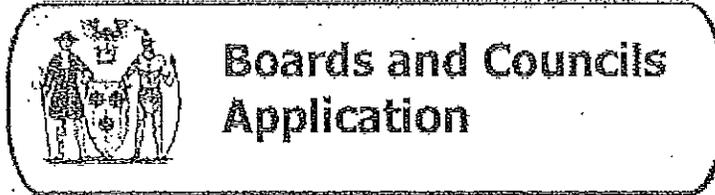


This email is to confirm your application.

Name: Justin Arest
Address: 2 Lakin Road
Preferred Telephone Number:
Fax:
Email:
Length of Residence in Scarsdale: 0
Education/Degrees: BS Finance/International Business NYU- Stern
JD GW
Professional Experience: CRE Management focusing on hospitality. Involved in all aspects of property management including design and renovations.
Transactional experience at law firm in M&A
Civic Activities (Scarsdale and Other): NYC Community Board 5- Member Full Board Member as well as Parks Committee and Education, Housing and Health and Human Services Committee.
Qualifications: I believe my education coupled with practical experience could be an asset to any of the boards listed below.
Reason: I have recently gone through the approval process for my own house and was pleasantly surprised with the fairness and knowledge of the various boards. I would like to serve along side other residents with the goal of continuing to improve our Village.
Board 1: Board of Appeals
Board 2: Planning Board

Donna Conkling

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Monday, September 26, 2016 9:22 AM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application



This email is to confirm your application.

Name: Lee Fischman
Address: 40 Wildwood
Preferred Telephone Number: -----

Fax: -----
Email: -----@m

Length of Residence in Scarsdale: 8

Education/Degrees: BA, University of Chicago
MA, UCLA

Professional Experience: Among other things, I design user interfaces.

I also work in a small company where I've had input into marketing and strategy for over 20 years.

Civic Activities (Scarsdale and Other): Chair, CAC
Super Captain, Five Boro Bike Tour
Industrial Advisory Board, RIT SW Engineering Department

Qualifications: See professional experience.

Reason: 1) Bad communications are the root of a good many evils and inefficiencies in this world.

2) Good communications are the fount of much that is good.

3) Collaborative improvement of UIs is my warped idea of fun.

4) Free cookies?

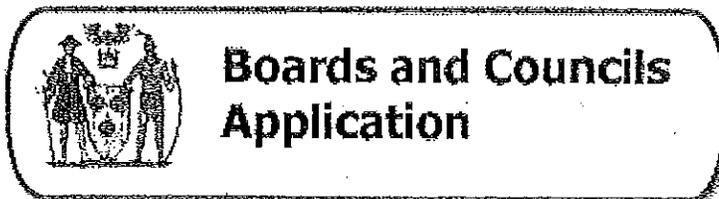
Board 1: Ad-Hoc Committee on Communications

Board 2:

Board 3:

Donna Conkling

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Thursday, September 15, 2016 1:50 PM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application

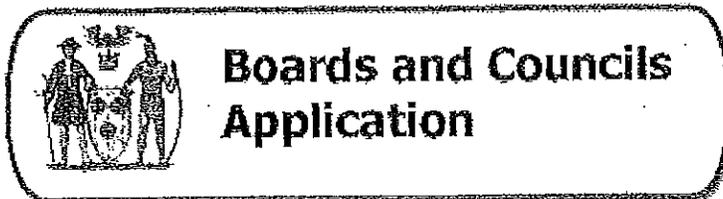


This email is to confirm your application.

Name: Dara Gruenberg
Address: 24 Hampton Road
Preferred Telephone Number: ---
Fax:
Email:
Length of Residence in Scarsdale: 5
Education/Degrees: BA from Barnard College
MEd from Bank Street College
Professional Experience: Teacher/Administrator at The Hewitt School, NY, NY 2003-2010
Civic Activities (Scarsdale and Other): -Westchester Reform Temple- Board of Trustees; Chair ECC Parents Association; Co-Chair task force to redo Religious School communications
-Co-Chair Library Capital Campaign
-Volunteer White Plains Hospital
-Chaired K Abilities Awareness and Class Parent at Fox Meadow (2014-15)
Qualifications: I have worked with many organizations in helping to refine and redo their communications.
Reason: I think the Village needs an overhaul in how they communicate with the public.
Board 1: Ad-Hoc Committee on Communications
Board 2:
Board 3:

Donna Conkling

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Monday, September 26, 2016 9:21 AM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application



This email is to confirm your application.

Name: Laura Halligan
Address: 335 Heathcote Road
Preferred Telephone Number:
Fax:
Email:
Length of Residence in Scarsdale: 7
Education/Degrees: New York University
B.S. - Communications/Journalism
Professional Experience: Freelance Writer, Editor and Communications Consultant (2002 - Present)
Regional Head, Branding and Marketing Services, UBS AG (1993 - 2002)
Account Executive, Lobsenz-Stevens Public Relations (1991 - 1993)
Public Affairs Associate/Writer, The Segal Company (1998 - 1991)
Civic Activities (Scarsdale and Other): Heathcote Elementary School
PTA Executive Board
Secretary, E-Blast Editor, 9/11 - 6/15
Publicity Chairperson, 8/14 - 6/15

Heathcote Elementary School
Coordinator, Fifth Grade Final Year/Graduation Activities, 8/14 - 6/15
Member, EXPO Committee, 9/14 - 6/15
Member, District Construction Bond Committee, 11/13 - 6/15
School Liaison, Scarsdale Friends of Music and Arts, 9/13 - 6/14
Parent Instructor, Learning to Look Program, 9/11 - 6/12, 9/14 - 6/15

PTC Council
Young Writers' Workshop
Publicity Chairperson, Heathcote School Liaison, 9/12 - 6/15

Parkview Elementary School (CEDARBURG, WI)
Parent Volunteer/Teachers' Aide, 9/08 - 6/09

Cedarburg (WI) Preschool
Executive Board
Secretary, 9/07-8/08
Fundraising Chairperson, 9/01-8/07

Qualifications:

I am writer, editor and communications consultant with extensive experience in enhancing visibility, building brands and supporting clients' business development initiatives.

Reason:

A Scarsdale resident for seven years, I made a positive contribution in the Scarsdale School District and would like to lend a voice and my expertise to village affairs. I believe I can assist the village in its efforts to improve communications with citizens and, as a concerned resident, would like to help shape policy for benefit of all.

Board 1:

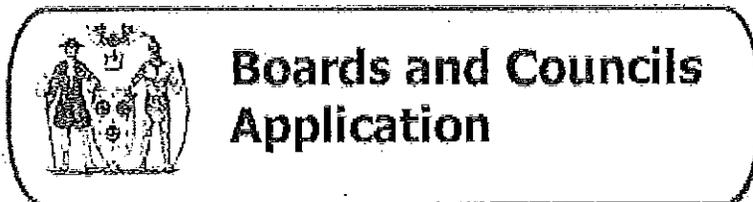
Ad-Hoc Committee on Communications

Board 2:

Board 3:

Robert Cole

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Tuesday, October 04, 2016 4:41 PM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application

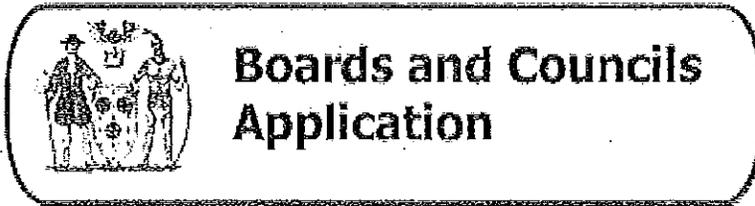


This email is to confirm your application.

Name: Justin Hamill
Address: 45 Colby Lane, Scarsdale NY 10583
Preferred Telephone Number: -----
Fax: ..
Email: ..
Length of Residence in Scarsdale: 1
Education/Degrees: HS Diploma, Collegiate School(NYC)
AB, Dartmouth College
JD, Boston College Law School
Professional Experience: Corporate Partner; Deputy Chair of Media and Entertainment Group, Paul, Weiss, Rifkind, Wharton & Garrison LLP
Civic Activities (Scarsdale and Other): Trustee, Randall's Island Park Alliance;
Trustee, Children's Museum of Manhattan;
Member, Scarsdale Advisory Council on Youth;
Member, NYC Bar Association Committee on Mergers and Acquisitions.
Qualifications: Deep experience with media and communications; perspective on needs as a new resident; personal commitment to public service.
Reason: To contribute my skills and services for the betterment of the Scarsdale community
Board 1: Ad-Hoc Committee on Communications
Board 2:
Board 3:

Robert Cole

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Tuesday, October 04, 2016 5:34 PM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application



This email is to confirm your application.

Name: Barry Meiselman
Address: 1230 Post Road
Preferred Telephone Number:
Fax:
Email:
Length of Residence in Scarsdale: 23
Education/Degrees: BA, University of Pennsylvania
MBA, Cornell University
Professional Experience: Former Chief Information Officer
Currently performs marketing and business management tasks for physician group
Manages real estate investments
Civic Activities (Scarsdale and Other): Chairman of the Board of the Westchester, Rockland and Hudson Valley Chapter of the Alzheimer's Association & former Chair Governance & Diversity & Inclusion Committees
Chair of Intergovernmental Relations Committee, Scarsdale Forum
Member of Communications and Program Committees, Scarsdale Forum
Member of Scarsdale Community Support Council
Former President and current member of the Board of the Greenacres Neighborhood Association
Member of first Greenacres School Building Committee
Former Member of SBNC
Former Member of Village and School District Technology Committees
Former Cub Scouts Den Leader
Former Rec Basketball Coach
Qualifications: -Experience designing websites
-Currently heading subcommittee charged with designing a new website for the Scarsdale Forum
-Spearheaded development of Greenacres Neighborhood Association website and

facebook page

-Under SCSC with support from SNAP, I have proposed a Senior Options project to reinvigorate Scarsdale's dormant neighborhood associations by developing a social media campaign, creating a template facebook page and developing a generic website to be used by NAs. Will be sponsoring high school senior(s) and working with Jerry Crisci, Director of Instructional Technology and one of the computer teachers.

Reason:

I believe that I can add much value to the Ad-Hoc Communications Committee by offering a variety of ideas, expertise and project management skills. I am a team player who has participated in small and large committees. I was a member of the Communications Committee of the GNA, and am currently responsible for doing eblasts from GNA to members and non-members of the community, supporting GNA's role as a conduit of information from the Village, school district and various civic organizations to Greenacres' residents.

I appreciate your consideration and look forward to hearing from you and contributing to the Committee's efforts.

Board 1:

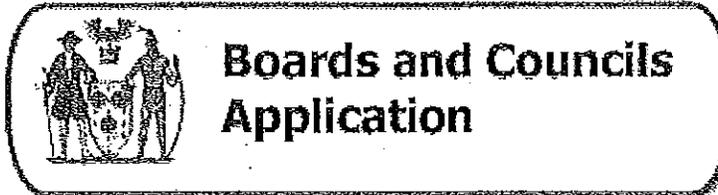
Ad-Hoc Committee on Communications

Board 2:

Board 3:

Donna Conkling

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Monday, September 19, 2016 9:28 AM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application



This email is to confirm your application.

Name: Mary Louise (ML) Perlman
Address: 1 Carstensen Road
Preferred Telephone Number:
Fax:
Email:
Length of Residence in Scarsdale: 0
Education/Degrees: Diploma - The Brearley School
Degree Pending - Johns Hopkins University
Professional Experience: Current: Vice President of Marketing & Development at Alfa Development (alfadm.com) - Participating in the entire life-cycle of a luxury residential real estate developments; from site feasibility, location value, market intelligence, research analysis, sales pro-forma, unit-mix, product development, product positioning, architecture, interior design, branding strategy, creative direction, marketing budget, sales office concept & design, implementing a sales program, creation of sales prospectus (offering plan), print and digital advertising, sales contract negotiation, building managing agent selection, closings, and final sellout of asset at the highest possible price per square foot maximizing return on capital investment. Alfa's projects are typically 35,000 SF (net sellable) - 85,000 SF (net sellable).
Civic Activities (Scarsdale and Other): Vice President of The Scarsdale Forum (www.scarsdaleforum.com), Co-Chair of Membership of The Scarsdale Forum, Vice Chair of CNC, Campaign Manager for Scarsdale Citizen's Non-Partisan Party. Member of the Procedure Committee (chaired by Max Grudin) representing Fox Meadow.
Qualifications: I oversee a \$2M (approx) annual budget of marketing & communications for various developments in NYC including a new hotel HGU New York (hgunyc.com). Communications is very much in my wheel house. I also am (demographically) a "family with young children" so I am immediately connected to new families in Scarsdale.
Reason: I am inspired by Scarsdale's "inclusive" non partisan system that relies heavily on volunteers for elected and appointed office. As I observe this process I realize that the system is only as good as its volunteers. It is with that in that I feel I need to

volunteer to help our Trustees do as good a job as possible. I am not sure how I can help, but I want to try. Thank you for your consideration.

Board 1:

Board 2:

Board 3:

Ad-Hoc Committee on Communications

Donna Conkling

From: 'Village of Scarsdale' <manager@scarsdale.com>
Sent: Tuesday, February 24, 2009 7:17 PM
To: cobrien; dsarnoff; dconkling; rtoder@morganlewis.com; Dirwin0513@aol.com
Subject: Scarsdale Boards and Councils Nomination

Scarsdale Boards & Councils Nomination

This email is to confirm your nomination:

Name: Scott Rompala
Address: 17 horseguard ln
Telephone:
Fax:
Email:

Qualifications: - 18 years consulting experience with technology involving commercial, non-profit, and governmental organizations
- Built and sold several technology enterprises
- Managed firms and developed employees with >500 staff
- Have 3 small children who benefit from the services Scarsdale provides to youth
- Very interested in education and how it influences the development of children.

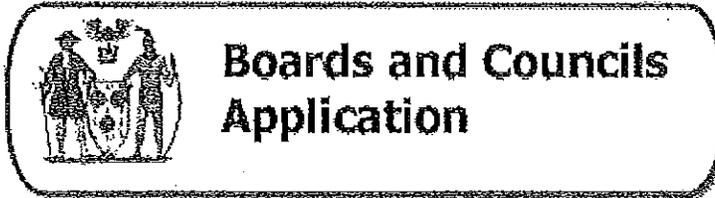
Reason: I have lived in Scarsdale for a little less than 2 years and am seeking opportunities to help the community in which we live.

Board 1: Advisory Council on Technology

Board 2: Advisory Council on Youth

Donna Conkling

From: Village of Scarsdale <manager@scarsdale.com>
Sent: Thursday, August 18, 2016 11:53 AM
To: Christopher O'Brien; Donna Conkling; Steve Pappalardo; Robert Cole; Josh Ringel; Ingrid Richards; carlfingerscarsdaletrustee@gmail.com; jveron.villagetrustee@gmail.com
Subject: Scarsdale Boards and Councils Application



This email is to confirm your application.

Name: Andrew Sereysky
Address: 57 Walworth Avenue
Preferred Telephone Number:

Fax:
Email:
Length of Residence in Scarsdale: 22
Education/Degrees:
Professional Experience:
Civic Activities (Scarsdale and Other):
Qualifications:
Reason:
Board 1: Ad-Hoc Committee on Communications
Board 2:
Board 3:

Boards and Councils Application

Village of Scarsdale

Name: Carol Silverman

Address: 110 Spier Road

Preferred Telephone Number(s):

Fax:

Email:

Length of Residence in Scarsdale: 43 1/2 years

Education/Degrees:

BA Syracuse University 1965

MBA NYU 1971

Professional Experience:

Travel Agent
Banks
Brokerage

Civic Activities:

PTAs
League of Women Voters
Forum
Woman's Club

What qualifications and skills would you bring to the Board or Council?

Moderate computer literacy
Writing skills
Speaking skills
Networking skills

Reasons you wish to serve:

I think I can be useful

Board or Council Selection

1st Choice: *Ad-hoc Committee on Communication*

2nd Choice:

3rd Choice:

RESOLUTION RE: ACCEPTANCE OF A FEDERAL DEPARTMENT OF HOMELAND SECURITY 2015 ASSISTANCE TO FIREFIGHTERS GRANT

WHEREAS, the Village of Scarsdale Fire Department submitted an application to the federal Department of Homeland Security (DHS) in January 2016 for a 2015 Assistance to Firefighters Grant; and

WHEREAS, the primary goal of the Assistance to Firefighters Grant (AFG) is to meet the firefighting and emergency response needs of fire departments and nonaffiliated emergency medical service organizations; and

WHEREAS, the grant request was to support the purchase of new Self-Contained Breathing Apparatus (\$182,240) and contractual grant-writing support (\$2,600), totaling \$184,840; and

WHEREAS, on September 9, 2016, the Department of Homeland Security awarded 2015 Assistance to Firefighters Grant #EMW-2015-FO-05775 to the Village of Scarsdale in the amount of \$174,991, requiring an additional 5% (\$8,749) local match, plus \$1,100 capital budget funding, for a total value of \$184,840; and

WHEREAS, the 2016/17 capital budget anticipated up to \$10,000 in matching grant contribution, which is adequate to cover the \$9,849 in Village expense required to accept AFG # EMW-2015-FO-05775; and

WHEREAS, the Village staff has reviewed the rules and guidelines of the grant program and believes it is in the best interest of the Village to participate; now, therefore, be it

RESOLVED, that the Village of Scarsdale herein agrees with the terms and conditions of the Department of Homeland Security Assistance to Fire Fighters Grant attached hereto; and be it further

RESOLVED, that the Village Manager is herein authorized to undertake the administrative acts required to accept Assistance to Firefighters Grant Award #EMW-2015-FO-05775; and be it further

RESOLVED, that the required local match of \$8,749 plus the additional \$1,100 Village contribution for consultant costs be charged to Fire Department Capital Budget Account H-3497-962-2017-047; and be it further

RESOLVED, that grant funds expended under this program will be charged to Capital Budget Account and H-3497-962-2017-047G, with grant reimbursements to be credited back to the same account.

Submitted by: Village Manager
Date: October 06, 2016
For: October 13, 2016



Scarsdale Fire Department – Office of the Fire Chief

Memo

VM # 16-09-03

To: Stephen M. Pappalardo, Village Manager
From: James E. Seymour IV, Fire Chief
Cc: Robert Cole, Deputy Village Manager
Ingrid M. Richards, Assistant Village Manager
Mary Lou McClure, Treasurer
Date: September 26, 2016
Re: 2015 Assistance to Firefighter's Grant

In October of 2015, the Village entered into an agreement with Grantmasters, Inc., for \$2,600 to assist the Scarsdale Fire Department (SFD) with preparing a grant application for the annual Assistance to Firefighters Grant (AFG) program for 2015. The Village obtained an AFG in 2007 but has been unsuccessful since then. Based on Grantmasters track record in obtaining these grants, we believed it prudent to engage them to assist with this 2015 application. The primary goal of AFG is to meet the firefighting and emergency response needs of fire departments and nonaffiliated emergency medical services organizations. Since 2001, AFG has helped firefighters and other first responders to obtain critically needed equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards. The Office of Grants and Training in the Department of Homeland Security administers the grants in cooperation with the U.S. Fire Administration

Our grant application was submitted in January 2016 and requested \$183,740 in funding, inclusive of an \$8,749 local match, for the following:

- Grant-writing consultant (\$1,500 grant-reimbursed, plus an additional \$1,100 Village expense)
- Personal Protective Equipment (\$173,491 grant-supported, plus a \$7,649 Village match). The grant provides for the purchase of approximately thirty (30) self-contained breathing apparatus (SCBA), which are used for respiratory protection whenever firefighters respond to a fire, a hazardous materials incident, or otherwise encounter inhalation hazards. Given the cost of these units and the evolving nature of National Fire Protection Agency standards, it is fiscally challenging to maintain equipment inventory that achieves the appropriate level of firefighter protection. This grant not only provides needed equipment upgrades, but also substantially defrays the costs associated with doing so. More importantly, it allows our firefighters to be equipped with the latest technology and safety features that today's risks and associated protection standards require.

Accordingly, I have prepared the attached resolution authorizing the Village's acceptance of grant funds under the AFG program. I respectfully request that this item be placed on the agenda for the October 13, 2016, meeting of the Board of Trustees for their consideration.

**RESOLUTION RE: REJECTION OF BIDS FOR POPHAM ROAD
FIREHOUSE RENOVATION:
VM CONTRACT #1203 – GENERAL CONST
VM CONTRACT #1204 - ELECTRICAL
VM CONTRACT #1205 – PLUMBING
VM CONTRACT #1206 – MECHANICAL**

WHEREAS, the Popham Road Firehouse (Station 1), constructed in 1923, is in need of a major renovation due to structural and functional obsolescence, including its inability to accommodate larger generations of fire apparatus; and

WHEREAS, at their January 12, 2010 meeting, the Village Board authorized Phase I Design Services Agreement with Grigg & Davis Engineers, 21 Crossway, Scarsdale, N.Y. (G&D) to perform Station 1 preliminary design work; and

WHEREAS, at their November 12, 2013 meeting, the Village Board authorized a \$356,748 Phase II Design and Construction Administration Services Agreement with G&D to prepare construction bid documents, perform bidding assistance, and perform construction administration services, also having approved at the same meeting a \$3,500,000 bond authorization resolution for Station 1 improvements; and

WHEREAS, G&D's February 03, 2015, construction estimate arising from the Phase II Design Services work, inclusive of design feedback from the Municipal Services Committee and others, was \$5,115,000, which was well above the available project funds of \$3,083,500, necessitating concept and scope modifications to bring the project within budget; and

WHEREAS, during January and February 2016, G&D relied on feedback from the Municipal Services Committee and staff to modify the Station 1 scope, including the replacement of an Americans with Disabilities Act (ADA)-compliant elevator and stair tower with the installation of a chair lift and exterior egress stairway on the west side of Station 1, such that project costs could be reduced to an estimated \$3,191,770, while still achieving ADA compliance; and

WHEREAS, at its March 8, 2016 meeting, the Village Board authorized an amendment of \$92,500 to the Phase II Design and Construction administration Services Agreement with G&D to incorporate the revised scope of work, to be paid from Station 1 bond proceeds, thereby reducing the available project funds to \$2,991,000; and

WHEREAS, in August 2016, G&D completed the construction bid documents and the Village Manager reported that he publicly advertised for the receipt of bids on August 12, 2016, under VM Contract #1203 – Popham Road Firehouse Renovation - General Construction, VM Contract # 1204 – Popham Road Firehouse - Electrical, VM Contract # 1205 – Popham Road Firehouse Renovation – Plumbing, and VM Contract #1206 – Popham Road Firehouse Renovation - Mechanical; and

WHEREAS, on the bid opening date of September 13, 2016, the lowest responsible aggregate bids received for the base bid work for all four contracts totaled \$3,834,165 (copies attached), which is significantly higher than the cost estimate provided by G&D (\$2,950,000) and the \$2,991,000 in bond funding currently available for the project, necessitating a recommendation from G&D and staff that the Village Board reject the bids, further value engineer the project, and rebid; and

WHEREAS, after reviewing the bids and discussing the submissions with the bidders, Louise Grigg of G&D concluded that the bids exceed the budget and project cost estimate due to an under-estimation of the emergency generator and Village Hall electrical upgrade work, along with the complexity of the Mechanical, Electrical and Plumbing (MEP) design; and

WHEREAS, G&D and Village staff concurred that to bring the project within budget, the MEP systems shall be redesigned and several additional deduct alternates should be included in the bid proposals, with portions of the deducts to be performed in-house, to give the Village more flexibility to reduce the cost and scope of the project after the re-bids are opened; and

WHEREAS, G&D estimates that through the redesign of the MEP systems and site work in conjunction with the deduct alternatives, a savings of approximately \$1,150,000 can be realized, yielding an estimated construction cost of \$2,700,000, plus an estimated \$200,000 for work that may be completed by Village Facilities Maintenance staff, for a total of \$3,170,000 with a 10% contingency added; and

WHEREAS, an assignment of Fund Balance as of May 31, 2016, in conjunction with the FY 15/16 Closeout, if available, subject to further Village Board appropriations, to cover the anticipated project cost increase above the bond proceeds currently available; now, therefore, be it

RESOLVED, that the Village Board, pursuant to Section 103 of the New York State Municipal Law and Section 57-7 of the Village Code, hereby rejects all bids for VM Contract #1203 – Popham Road Firehouse Renovation - General Construction, VM Contract # 1204 – Popham Road Firehouse Renovation - Electrical, VM Contract # 1205 – Popham Road Firehouse Renovation –

Plumbing, and VM Contract #1206 – Popham Road Firehouse Renovation -
Mechanical; and be it further

RESOLVED, that the Village Manager is herein authorized to re-advertise and re-bid for
this work in accordance with New York State General Municipal Law.

Submitted by: Village Manager
Date: October 06, 2016
For: October 13, 2016



Memo

To: Stephen M. Pappalardo, Village Manager

From: Paul Zaicek, Projects Director

CC: Robert Cole, Deputy Village Manager
Jim Seymour, Fire Chief
Benedict Salanitro, Superintendent of Public Works
Mary Lou McClure, Village Treasurer

Date: October 4, 2016

Re: Rejection of Bids for VM Contract #1203 – General Construction, VM Contract #1204 – Electrical, VM Contract #1205 – Plumbing, VM Contract #1206 - Mechanical, Popham Road Firehouse Renovation

The Village hired Grigg and Davis Engineers (G&D) in December 2007 to perform a structural evaluation of the apparatus bay and driveway structure at the Popham Road Firehouse (Station 1). The investigation was prompted due to the settlement of the apparatus bay driveway and the visible deterioration of the concrete encasement and steel girders of the apparatus bay and driveway structure. The Station 1 driveway and apparatus bay is located on top of a portion of the basement, thus contributing to waterproofing and structural problems. The increased weight of newer fire apparatus compounds the safety issues associated with the observed structural deficiencies. An evaluation completed by G&D revealed the driveway structural members have deteriorated to a point where temporary posting of the steel girders was necessary, and that work has already been completed. In addition, the apparatus door height of 10 ft. is insufficient to house certain modern fire apparatus, including the existing ladder truck which should be housed in Station 1 due to its proximity to the multi-story buildings in the Village Center.

The Village Board at their January 12, 2010, meeting authorized the Village Manager to enter into an agreement with Grigg & Davis Engineers to perform the Station 1 Expansion and Renovation Project Preliminary Design (Phase I Design) at a cost of \$24,925. The Village asked G&D to investigate the possibility of enlarging the vertical height of the apparatus bay doors through a combination of raising the door head and lowering the apparatus driveway and slab. The scope of the work also included a single-story addition to the west side of the building to house the kitchen and exercise room, which needed to be relocated because lowering of the apparatus bay slab would result in inadequate vertical clearances in the basement, which is where the current facilities are located. G&D's scope of work

also included preparing a topographic survey, preliminary floor plans and site plan, building cross sections, building elevations, one color rendering, a cost estimate, and a PowerPoint presentation for the Municipal Service Committee (MSC) of the Village Board.

The preliminary plans and elevations were modified several times based on comments generated by the Scarsdale Fire Department (FD) and Village Staff, with the preliminary plans having been completed in March 2012. The Village Board's Municipal Services Committee met on May 16, 2012, to review the Phase I preliminary plans for Station 1. This review included an in-depth presentation by G&D of the preliminary floor plans, elevations, exterior perspective of the proposed addition, and a construction cost estimate. The preliminary plans included the removal of the apparatus bay slab and structure, and then reconstructing it at a height 3 ft. lower than existing. Lowering the slab provides for an apparatus bay door clearance height of 14 ft., allowing access for the aforementioned new generation fire and ladder trucks. The project also included the construction of a concrete bulkhead under the existing exterior wall (Post Road side), filling of the basement area under the driveway to create an on-grade driveway, construction of a retaining wall along the south side from the southeast corner of the building to Post Road, and the construction of a single-story addition to the west (between Station 1 and Village Hall) to house the relocated exercise room and kitchen. The cost of the project was estimated to be \$2.09M; \$190,000 for design and \$1.9M for construction. At the May 16, 2012, MSC meeting, the committee members requested certain changes to the plan, including the construction of separate female firefighter dormitory facilities and adding handicap accessible features, including an elevator.

During the year following the MSC meeting, Village Staff and FD personnel worked closely with G&D to formulate preliminary plans and elevations that incorporated the Committee's requests. The Village Board's Municipal Services Committee then met on October 22, 2013, to review the revised plans, elevations, and construction estimate for the Station 1 project. In addition to the original scope of work, the revised plans included separate female firefighter dormitory facilities, handicap accessible features, including an elevator, and the renovation of the male firefighters' dormitory facilities. To incorporate the additional program space, the addition to the west became a two-story structure. G&D presented a revised project estimate of \$3,375,077 (previously \$2.09M), which included \$396,000 for profession fees and a 10% project contingency.

The Village Board at their November 12, 2013, meeting authorized the Village Manager to enter into an agreement with Grigg & Davis Engineers to perform the Phase II Design and CA Services at a negotiated fee of \$356,748 (14% of the estimated construction cost) to produce construction bid documents, assist the Village during the bidding phase, and perform construction administration services for the revised plans that included the female firefighter dormitory and elevator. The Board of Trustees also approved a \$3.5M bond authorization resolution for the costs of the Phase II design, production of contract bid documents, construction administration services, temporary relocation of the Station 1 FD personnel and equipment, and construction of the project.

From November 2013 through November 2014, the contract construction documents and cost estimate were formulated and modified several times based on comments generated by the Scarsdale Fire Department (FD) and Village Staff. On February 03, 2015, 90% complete construction drawings and a construction estimate were submitted by G&D for Village review. The construction drawings

were completed in accordance with the revised scope of the project, but G&D's construction estimate of \$5,115,000 greatly exceed the available project funds of \$3,083,500. G&D attributed the excessive construction costs to the structural complexities of the two-story, west side, rear addition.

Village Staff met with G&D to discuss strategies for reducing the project costs and it was agreed that the best approach was to eliminate the two-story addition and relocate the associated program spaces, i.e., the kitchen, exercise room, and female dorm, bathroom, and locker area, into the existing firehouse basement, which would necessitate lowering the basement slab in order to achieve required height clearances. It was also determined that the Americans with Disabilities Act (ADA)-compliant stairs and elevator that were to be located in the addition would best fit on the south side of the building as a vertical circulation tower addition. G&D revised the drawings and presented them to the Municipal Services Committee on January 26, 2016, along with a revised construction estimate of \$3,399,870 and a revised project estimate of \$3,620,870, which included temporary relocation costs, additional design services, special inspections, and a 10% construction contingency. At that time, there were \$3,083,500 in available project funds remaining from the \$3.5M project bond issuance. At the Municipal Services Committee meeting, Louise Grigg, of Grigg & Davis Engineers, informed the Committee that a savings of approximately \$400,000 - \$500,000 could be achieved if the elevator and stair tower were eliminated from the project. The Committee directed Village staff to confer with the Village Building Inspector and New York State to determine if an elevator is required as part of the renovation project due to Americans with Disabilities Act (ADA) requirements. Village staff were able to confirm that an elevator is required due to the use of certain spaces in the building and the extent of renovation proposed.

Subsequently, Village Staff again met with G&D to discuss ways to reduce project costs. It was determined that the best approach would be to eliminate the stair and elevator tower from the south side of the building and install an ADA-compliant elevator lift and exterior egress stairway instead. The elevator lift is proposed to be installed along the west side of the building along with the installation of a metal exterior second floor egress stair. G&D estimated that the revised scope of work will reduce the construction cost to \$2,966,770 and reduce the total project cost to \$3,191,770, which is a reduction of approximately \$430,000 from previous scope of work estimate, but still exceeding the available project funds, currently at \$2,991,000 following \$92,500 in additional G&D design fees, and may require an additional appropriation once the bids are realized.

Due to the amount of the estimated construction cost and the multiple building trades involved with this project, Section 101 of the New York State General Municipal Law, commonly referred to as the "Wick's Law," requires that the General Construction, Electrical, Plumbing and Mechanical portions of the project be bid separately. The construction bid documents were completed in August 2016 and the Village advertised for bids on August 12, 2016, under VM Contract #1203 – Popham Road Firehouse Renovation - General Construction, VM Contract # 1204 – Popham Road Firehouse Renovation - Electrical, VM Contract # 1205 – Popham Road Firehouse Renovation – Plumbing, and VM Contract #1206 – Popham Road Firehouse Renovation - Mechanical. Notice to Bidders was sent to the Scarsdale Inquirer, Construction Data News, Reed Construction Data and Dodge Reports. The contract documents were also placed on the Empire State online Bid System. A pre-bid meeting was held on August 25, 2016, and on Tuesday, September 13, 2016, sealed bids were opened with the following results:

Contract VM #1203 – General Construction

	<u>Base Bid</u>	<u>Alt. Exterior Lights</u>	<u>Alt. Volunteer Room AC</u>	<u>Alt. Foundation Waterproof'g</u>	<u>Deduct Generator</u>
Specialty Construction Systems Inc. 100 Pearl Street Mt. Vernon, NY 10550	\$2,509,715	-----	\$12,500	\$14,000	-----
JoDi Realty LLC 1944 Rt. 22 Brewster, NY 10509	\$3,123,000	-----	\$10,000	\$22,000	-----

Contract VM #1204 – Electrical (Includes Communications, Generator & Fire Alarm)

	<u>Base Bid</u>	<u>Alt. Exterior Lights</u>	<u>Alt. Volunteer Room AC</u>	<u>Alt. Foundation Waterproof'g</u>	<u>Deduct Generator</u>
Homeowners – Senerchia Bosco Inc. 67 Lincoln Avenue Pelham, NY 10803	\$647,650	\$7,200	\$1,050	-----	\$126,000
Talt Electric 410 Fifth Avenue New Rochelle, NY	\$663,000	\$12,000	\$3,900	-----	\$180,000
R.J. Electric Corp. 860 Washington Street Peekskill, NY 10566	\$790,000	\$11,400	\$6,500	-----	\$160,000
F.A. Burchetta Co., Inc. One Senasqua Road NY 10520	\$795,000	\$9,500	\$5,000	-----	\$107,000
Naber Electric Corp. Yonkers, NY 10710	\$888,888.00	\$6,885	\$5,000	-----	\$121,680

Contract VM #1205 – Plumbing

	<u>Base Bid</u>	<u>Alt.</u> Exterior Lights	<u>Alt.</u> Volunteer Room AC	<u>Alt.</u> Foundation Waterproof'g	<u>Deduct</u> Generator
Mengler Mechanical Inc. 1289 Route 22 Brewster, NY 10509	\$327,200	-----	\$1	-----	-----
F & M Plumbing Corp. 30 Harrison Street Danbury, CT 06810	\$350,000	-----	\$8,500	-----	-----
T.W.P. Plumbing & Heating, Inc. 21 Sheldrake Avenue Larchmont, NY 10538	\$392,372	-----	\$9,500	-----	-----
S & L Plumbing & Heating Corp. 4005 Danbury Road Brewster, NY 10509	\$514,433	-----	\$7,500	-----	-----

Contract VM #1206 – Mechanical

	<u>Base Bid</u>	<u>Alt.</u> Exterior Lights	<u>Alt.</u> Volunteer Room AC	<u>Alt.</u> Foundation Waterproof'g	<u>Deduct</u> Generator
Clean Air Quality Service, Inc. 161 Brady Avenue Hawthorne, NY 10532	\$349,600	-----	\$59,800	-----	-----
Sun-Dance Energy D/B/A Markley Mech. 424 Central Avenue Peekskill, NY 10566	\$363,240	-----	\$53,568	-----	-----
Vamco Mechanical Contractors 3090 Route 9 Cold Spring, NY 10516	\$391,303	-----	\$22,702	-----	-----

The lowest responsible aggregate bids received for the base bid work for all four (4) contracts totaled \$3,834,165. This amount does not include awarding of any Bid Alternates. If the deduct alternatives were awarded, the total construction cost would be reduced to \$3,669,515, which is significantly higher than the \$2,991,000 available project funding. The construction phase also includes separate contracts for special inspection services estimated at \$40,000, and asbestos and lead abatement work, estimated at \$50,000, yielding a project construction total of approximately \$2,900,000.

Louise Grigg from G&D met with Village staff and explained that the following are the three main reasons for the discrepancy between her estimate (\$2,950,000) and the bids received (\$3,834,165):

- Underestimated the costs of the electrical standby generator installation and the Village Hall electrical upgrade.
- The complexity of the MEP (Mechanical Electrical and Plumbing) design.
- Escalation of labor and materials.

G&D and Village staff concurred that in order to bring the project within budget, the MEP systems shall be redesigned and several additional deduct alternates should be included in the bid proposals, with portions of the deducts to be performed in-house, to give the Village more flexibility to reduce the cost and scope of the project after the re-bids are opened. The anticipated deducts include the Village Hall electrical upgrade, installation of a standby electrical generator for Village Hall and the Popham Road Firehouse, and the finishing of the basement spaces and second floor dorm. If the deduct for the finishing of the basement spaces and second floor dorm is awarded, the Village's Facilities Maintenance staff may complete such work at an estimated cost of \$200,000. In addition to the MEP redesign, modifications to the site work, such as reducing the parking area and others, will also be incorporated. G&D estimates that redesign of the MEP systems and site work in conjunction with the deduct alternatives will result in \$1,150,000 in project savings (see attached G&D estimate), yielding a construction cost of approximately \$2,700,000, plus an estimated \$200,000 in construction costs associated with work that may be completed by Village Facility Maintenance staff. It is anticipated that the revised documents can be completed and the project re-advertised for bids by mid-October 2016, with bids due by the end of November 2016. Construction would then commence in the December 2016 - January 2017 period.

Accordingly, I have attached a resolution for the Village Board's consideration at their October 13, 2016 meeting, to reject all bids for VM Contract #1203 - General Construction, VM Contract #1204 - Electrical, VM Contract #1205 - Plumbing and VM Contract #1206 - Mechanical, Popham Road Firehouse Renovation, pursuant to Section 103 of the New York State General Municipal Law and Section 57-7 of the Village Code and to authorize the Village Manager to re-advertise and re-bid this project with revisions and incorporation of several deduct alternatives.

Thank you, and please let me know if you have any additional questions, or require further information.

Grigg & Davis Engineers, PC

21 Crossway - Scarsdale, NY 10583

Tel. (914) 725-5095 | Fax (914) 725-7986

E: GDengineers@optonline.net | URL: www.GDengineers.net

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UPC – DBE Certified (MTA-NYS DOT-PA NJ-NY)



Issue Date: October 6, 2016

To: Paul Zaicek - Village of Scarsdale - Director of Capital Projects

From: Louise Grigg, PE – Grigg & Davis Engineers, PC (G&D)

Contract: Village of Scarsdale – Popham Road Firehouse Renovation
VM Contract #1203 - General Construction
VM Contract #1204 - Electrical
VM Contract #1205 - Plumbing
VM Contract #1206 - Mechanical

Re: Popham Road Firehouse Renovation – Construction Bids

Paul,

The letter outlines G&D's recommendations regarding lowering the overall project costs for the V.O.S's Popham Road Firehouse Renovation project based upon the Bids received on September 13, 2016 which exceeded the project budget.

As you are aware on September 13, 2016 bids were open for the Popham Road Firehouse Renovation project for VM Contract #1203 – General Construction; VM Contract #1204 – Electrical; VM Contract #1205 – Plumbing, and VM Contract #1206 – Mechanical. The lowest bids received for all four (4) contracts bids totals \$3,834,165. If the add deducts were awarded the total cost of the project would be reduced to \$3,669,515 which is significantly than the \$2,950,000 construction estimate.

I have reviewed the bids and have discussed the bids with several of the contractors that bid the project and have ascertained that the follow are the main reasons for the discrepancy between the construction estimate and the actual bids received:

- Under estimated the costs of the electrical standby generator installation and the Village Hall electrical upgrade.
- The complexity of the MEP (Mechanical Electrical and Plumbing) design.

- Escalation of labor, building materials, prevailing wages, & insurance costs.

At our meeting on September 22, 2016 we discussed ways of value engineering the project to bring the project within the Village's Building construction budget of \$2.9 million dollars. G&D and Village staff concurred that the best way to reduce costs are to modify the MEP design, modify the site work and modify wherever possible without impacting the main core of the project which is the reconstruction of the apparatus floor structure. It was also decided that several add deducts would be added to the project to give the Village the opportunity to reduce the scope and costs after the bids are opened. The add deducts discussed are the following:

- Installation of a standby generator all associated equipment, concrete pad and fence.
- Underground conduit associated with generator.
- Village Hall Electrical upgrade including all associated equipment.
- Village Electrical upgrade underground conduits.
- Finishing of the basement spaces and second floor dorm.

I believe with the revisions to the MEP's and site work along the implementation of the add deducts there will be enough reductions to bring this project in line with the available Village funds. Attached to this letter is an estimate of the savings for the proposed revisions and add deducts. Based on the anticipate savings the Village would benefit from rejecting all the bids received on September 13, 2016, making the recommended revisions to the documents, adding in deducts and rebidding the project.

Should you have any questions, please give me a call @ 914-725-5095.

Very truly,

Louise Grigg, PE

Louise Grigg, PE
GRIGG & DAVIS ENGINEERS, PC

Grigg & Davis Engineers, PC

21 Crossway - Scarsdale, NY 10583

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VALUE ENGINEERING CHANGES

Electrical Village Hall Upgrade & Generator Work

Generator (Deduct) -	\$172k
Village Hall Electrical Upgrade (Deduct) -	\$80 - \$140k
Site Work Associated with the Electrical Village Hall Upgrade Work (Deduct) -	\$40 k
<u>Pad & Fencing (Part of Deduct) -</u>	<u>\$20-\$25 k</u>
Sub Total	Approx. Cost Reductions \$312 - \$377,000

Electrical Modifications

Mechanical Equipment Changes (line work for minicassettes)	\$25k,
Misc	\$10k
Approx. Cost Reductions	\$35,000

Mechanical

Option 1 - Mechanical Revisions – Approx. Cost Reductions \$42,000

Clean Air looked at current MEP dwgs., and identified that they could shave off about \$35k from modifications to the current system alone – at cost of \$35k

To current HVAC System – which has advantages in terms of ventilation, but has added costs for façade work, structural work, increased depth of construction to accommodate ductwork below the framing, insulating ducts, floor area for duct work, etc., power usage, additional equipment etc.

- 1) Make modifications to the current proposed Mechanical system;
- 2) Eliminate cooling of 1st floor Lavatory (moved door to open to Apparatus bay – it currently has an exhaust fan;
- 3) Eliminate 1st floor HVAC ducting to the 1st Lavatory;
- 4) Revise heating 2nd floor to replace in kind all of the exg. hot-water convectors;
- 5) Supply exhaust fans to ceilings of the 2nd floor bathroom & lavatory;
- 6) Eliminate Attic HVAC system – provide mini-spits for cooling;
- 7) Eliminate attic duct work, etc., power usage, additional equipment;
- 8) Revise the Commercial Hood.
- 9) Eliminate work in Maintenance Garage.

Option 2 - Mechanical Revisions – Approx. Cost Reductions \$50,000

Clean Air needs until Tues. next week to price the following -

- Utilizing hot water heat on all levels tied into Boiler;
 - Fin tub Hydronic (Baseboard) on Lower Level;
 - Fin tub Hydronic (Baseboard) on First Floor in Sitting Room & Lavatory;
 - Ceiling Heaters (Hot water) on Apparatus Bays;
 - 2nd Floor – Hot Water Convectors, to match existing);
- Utilizing air-conditioning tied into mini-cassettes/ductless Mitsubishi cooling systems:
 - AC mini-cassettes on LL - on Lower Level;
 - Fin tub Hydronic (Baseboard) on First Floor in Sitting Room & Lavatory;
 - Ceiling Heaters (Hot water) on Apparatus Bays;
 - 2nd Floor – Hot Water Convectors, to match existing) ;
- Supplying ceiling exhaust in all Lavatories & Bathrooms;
- Supplying Apparatus ceiling hot water heaters operating off new Boiler;
- Elimination of HVAC Systems on lower level, 1st floor’s Sitting Room & Lavatory; and 2nd floor Dorm 1, Bathroom & Lavatory;
- Eliminate condenser outdoor package;
- Revise the Commercial Hood to more cost effective, thermally efficient system.

Plumbing Revisions - Approx. Cost Reductions \$45,000

- Storm drainage revisions(based on Video Camera Inspections) – significant reduction in piping lengths from 280 lf (budgeted quote by low bidder plumber to 160 lf);
- Relocation of the sprinkler line to connect to the Village Hall Driveway (less length), not working in Post Road – with its regulatory requirements to shut-down lane;
- Elimination of water meter (since tying in to truck line on Village Hall driveway);
- Elimination HVAC attic equipment – not bringing gas (Mech. Option 2) ;
- Elimination of LL’s HVAC (Mech. Option 2) ;
- Eliminate drywell – piping – (based on Video Camera Inspections);
- Reduce depth of basement excavation by 6” for Lower Level for HVAC revisions (Mech. Option 2) ;
- Relocation of the Sprinkler & Water-oil Separator in LL (by relocating the volunteers storage room into Maint. Garage) in reducing p in plumbing costs for sprinkler, trench drain line, etc.,;
- Reduction in trench drain costs by using std. trench drain – cast iron frame & grate interiorly & exteriorly in lieu of fiberglass.

Grigg & Davis Engineers, PC

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<u>General Construction Revisions</u>	<u>Approx. Cost Reductions</u>	<u>\$100,000</u>
---------------------------------------	--------------------------------	------------------

- Excluding Elimination of Village Hall upgrade work in south driveway – see above elec.;
- Storm drainage revisions (based on Video Camera Inspections);
- MPT revisions;
- Eliminate Attic modifications;
- Eliminate reconstruction of Maint Garage Slab;
- Site work modifications – reduction of backfilling & paving (5 cars to 3 cars, reduced paved areas);
- Eliminate drywell;
- Eliminate façade Modifications for intake/exhaust HVAC openings on 2nd floor;
- Eliminate Lamp-post in south driveway (due to reduction in cars from 5 to 3);
- Elimination of Maint. Garage Work except footing & utilities;
- Reduce depth of basement excavation by 6” for Lower Level (Mech Option 2);
- Eliminate façade Modifications for intake/exhaust HVAC openings;
- Eliminate Lamp-post in south driveway (due to reduction in cars from 5 to 3);
- Among other miscellaneous changes;
- Revise the Commercial Hood.

<u>Finishes – (Deduct)</u>	<u>Approx. Cost Reductions</u>	<u>Range \$600 - \$800,000</u>
----------------------------	--------------------------------	--------------------------------

Deduct Finishes, Insulation Furniture, Appliances, Accessories

(except on apparatus floor)

Village Maintenance Dept. to complete work if add deduct is awarded.

Total	Range \$ 1,134,000 – \$1,444,000
	(1.13- \$1.44 m)

Should you have any questions, please give me a call @ 914-725-5095.

Very truly,

Louise Grigg, PE

Louise Grigg, PE

GRIGG & DAVIS ENGINEERS, PC

VILLAGE OF SCARSDALE
 BID OPENING FOR CONTRACT VM#1204
 Electrical

DATE TIME:	NAME OF CONTRACT: <u>POPHAM ROAD FIREHOUSE RENOVATION</u> <u>VM Contract #1204 - Electrical</u> <u>Tuesday, September 13, 2016</u> <u>2:00:00 PM</u>	Naber Electric Corp Road Yonkers, NY 10710	F.A. Burchetta Co., Inc. PO Box 687 One Senasqua Road NY 10520	R. J. Electric Corp 860 Washington Street Peekskill, NY 10566	Tatf Electric 410 Fifth Avenue 10583	Homeowners Senerchia Bosco Inc. 67 Lincoln Avenue Pelham, NY 10803
		Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal
D.	BASE BID - (Lump Sum) All labor, equipment and materials necessary for the furnishing and installation of the Electrical work as indicated on drawings and Project Specifications dated August 12, 2016 and titled Popaham Road Firehouse Renovation, VM Contract #1204 - Electrical.	\$ 888,888.00	\$ 795,000.00	\$ 790,000.00	\$ 663,000.00	\$ 647,650.00
E.	ADD ALTERNATES No. 1 supplemental lamp posts (2) at the north face of the firehouse interconnected with the Firehouse Electrical panel, as per Sect. 1/C5.6. This add alternate scope of work excludes all excavation & backfilling, which shall be part of the General Construction Contractor's base bid.	\$ 6,885.00	\$ 9,500.00	\$ 11,400.00	\$ 12,000.00	\$ 7,200.00
	No. 2 conditioning to the 2nd floor - Volunteer Fire Fighters' Meeting Room & Volunteer Fire Fighter's Kitchen, in accordance Contract Drawings.	\$ 5,000.00	\$ 5,000.00	\$ 6,500.00	\$ 3,900.00	\$ 1,050.00
F.	DEDUCT ALTERNATES No. 1 Cost to supply and delivered 300 Kw Emergency Stand-by Electrical Generator and automatic switch gear as specified in Project Manual.	\$ 121,680.00	\$ 107,000.00	\$ 160,000.00	\$ 180,000.00	\$ 126,000.00
	Certified Check/ Bid Bond/ Cash not less than 5% of total bid	Bid Bond 5%	Bid Bond 5%	Bid Bond 5%	Bid Bond 5%	C9102194166 \$32,382.50

I, Maria Colotti, do hereby certify that the above is a true and complete listing of all bids received on this date for Contract VM #1204 - Electrical.

Maria Colotti 9/13/2016
 Signature Date

VILLAGE OF SCARSDALE
 BID OPENING FOR CONTRACT VM#1203
 General Construction

<p>NAME OF CONTRACT: <u>POPHAM ROAD FIREHOUSE RENOVATION</u> <u>VM Contract #1203 - General Construction</u> Tuesday, September 13, 2016 2:00:00 PM</p>	<p>JoDi Realty LLC 1944 Rt.22 Brewster, NY 10509</p>	<p>Specialty Construction System Inc. 100 Pearl Street Mt Vernon, NY 10550</p>
<p>A. BASE BID - (Lump Sum) All labor, equipment and materials necessary for the furnishing and installation of the General Construction work as indicated on Drawings and Project Specifications dated August 12, 2016 and titled Popham Road Firehouse Renovation, VM Contract #1203 - General Construction.</p>	<p>Bid Proposal \$ 3,105,500.00</p>	<p>Bid Proposal \$ 2,489,715.00</p>
<p>B. Rock Removal \$0 cu yds. times \$_____ per cu. yd = \$_____ Total Rock Removal Cubic yard cost for rock removal in Proposal will be used only if rock is encountered and is determined by Engineer that the rock has to be removed. The cu yd. cost will be utilized for all rock removal under and over the \$0 cu. Yd. total included in the proposal. If rock is not encountered the contractor will not receive any compensation under this term. Contractor will be compensated for rock removal for rock that cannot be removed by Bobcat track skid steer (or equivalent) for excavation within the building envelope and full size excavator for site excavation.</p>	<p>Bid Price cu yds 50 \$ 350.00 \$ 17,500.00</p>	<p>Bid Price cu yds 50 \$ 400.00 \$ 20,000.00</p>
<p>C. Add Alternates No. 1 All general construction work associated with supplying and installing Air-conditioning to the 2nd floor - Volunteer Fire Fighters' Meeting Room & Volunteer Fire Fighter's Kitchen, in accordance Contract Drawings M-2.4.1 (Alternate Attic Mechanical Plan); Dwg. P-2.4.1 (Alternate Attic Plumbing Plan) , and Dwg C4-0 (Proposed Site Plan, which identifies the location of Condenser Units "CU# & CU4," along the north face of the Firehouse. No. 2 Provide waterproofing of the north foundation wall in accordance with Section 1/55.6.</p>	<p>Total Base Bid \$ 3,123,000.00</p>	<p>Total Base Bid \$ 2,509,715.00</p>
<p>Certified Check/ Bid Bond/ Cash not less than 5% of total bid</p>	<p>Bid Bond 5%</p>	<p>Bid Bond 5%</p>

I, Maria Colotti, do hereby certify that the above is a true and complete listing of all bids received on this date for Contract VM# 1203 - General Construction.

Maria Colotti
 9/13/2016

Signature _____ Date _____

VILLAGE OF SCARSDALE
 BID OPENING FOR CONTRACT VM#1205
 Plumbing

DATE TIME	NAME OF CONTRACT: <u>POPHAM ROAD FIREHOUSE RENOVATION</u> VM Contract #1205 - Plumbing Tuesday, September 13, 2016 2:00:00 PM	S & L Plumbing & Heating Corp 4005 Danbury Road - Suite 9 Brewster, NY 10509		T.W.P Plumbing & Heating, Inc. 21 Sheldrake Ave. Larchmont, NY 10538		Mengler Mechanical Inc 1689 Route 22 Brewster, NY 10509		F & M Plumbing Corporation 30 Harrison Street Danbury, CT 06810	
		Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal	Bid Proposal
G.	BASE BID - (Lump Sum) All labor, equipment and materials necessary for the furnishing and installation of the Plumbing work as indicated on drawings and Project Specifications dated August 12, 2016 and titled Poppham Road Firehouse Renovation, VM Contract # 1205 - Plumbing.	\$ 514,433.00	\$ 392,372.00	\$ 327,200.00	\$	\$	\$	\$ 350,000.00	
H.	ADD ALTERNATES No. 1 All Plumbing work associated with supplying and installing Air-conditioning to the 2nd floor - Volunteer Fire Fighters' Meeting Room & Volunteer Fire Fighter's kitchen, in accordance Contract Drawings M-2.4.1 (Alternate Attic Mechanical Plan); Dwg. P-2.4.1 (Alternate Attic Plumbing Plan), and Dwg C4.0 (Proposed Site Plan , which identifies the location of condenser Units "CU# & CUS," along the north face of the Firehouse .)	\$ 7,500.00	\$ 9,900.00	\$ 1,000	\$	\$	\$ 8,500.00		
		Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	Bid Bond	
		5%	5%	5%	5%	5%	5%	5%	
		Certified Check/ Bid Bond/ Cash not less than 5% of total bid							

I, Maria Colotti, do hereby certify that the above is a true and complete listing

of all bids received on this date for Contract VM #1205 - Plumbing

Maria Colotti 9/13/2016

Signature

Date

VILLAGE OF SCARSDALE
 BID OPENING FOR CONTRACT VM#1206
 Mechanical

DATE TIME	NAME OF CONTRACT: <u>POPHAM ROAD FIREHOUSE RENOVATION</u> VM Contract #1206 - Mechanical Tuesday, September 13, 2016 2:00:00 PM	Sun-Dance Energy Contractors D/B/A Markey Mechanical 424 Central Avenue Peekskill, NY 10566 <i>Bid Proposal</i>	Yanco Mechanical Contractors 3090 Route 9 Cold Spring, NY 10516 <i>Bid Proposal</i>	Clean Air Quality Service, Inc. 161 Brady Avenue Hawthorne, NY 10532
L.	BASE BID - (Lump Sum) Mechanical work as inticated on drawings and Project Specifications dated August 12, 2016 and titled Poplham Rond Firehouse Renovation, VM Contract #1206 -	\$ 363,240.00	\$ 391,303.00	\$ 349,600.00
J.	ADD ALTERNATES No. 1 2nd floor - Volunteer fire Fighters' Meeting Room & Volunteer Fire Fighter's Kitchen, in accordance Contract Drawings M-2.4.1 (Alternate Attic Mechanical Plan); Dwg. P-2.4.1 (Alternate Attic Plumbing Plan), and Dwg C4.0 (Proposed Site Plan, which identifies the location of Condenser Units "CU3 & CU4", along the north face of the Firehouse.	\$ 53,568.00	\$ 22,702.00	\$ 59,800.00
	Certified Check/ Bid Bond/ Cash not less than 5% of total bid	5%	5%	5%

I, Maria Colotti, do hereby certify that the above is a true and complete listing of all bids received on this date for Contract VM #1206 - Mechanical

Maria Colotti 9/13/2016

Signature

Date

**RESOLUTION: ACCEPTANCE OF A GIFT – PORTABLE LIGHTS
AT SUPPLY FIELD FOR YOUTH TACKLE
FOOTBALL PROGRAM**

WHEREAS, the Parks, Recreation and Conservation Department conducts a Youth Football Program for children in grades 3 through 8, which includes both tackle and flag football, with approximately 93 children enrolled in the tackle program; and

WHEREAS, limited daylight during the months of October and November make it challenging for volunteer parents and coaches to conduct tackle football practices and games; and

WHEREAS, the Village Board of Trustees previously authorized the temporary use of two portable lights at Supply Field from mid-October through mid-November, three days a week until 7:30 p.m., said use occurring without incident or complaint from abutting neighbors (see attached resolution of September 4, 2015); and

WHEREAS, these portable lights have been donated to the Village by Scarsdale resident Sam Blakley who has again offered to donate the units for the 2016 program, with said units to be used under the same terms and conditions as the previous years; and

WHEREAS, the portable lights have a value in excess of \$500.00; and

WHEREAS, pursuant to Policy #106 of the Village of Scarsdale Administrative Policies & Procedures Manual, “*Gifts to the Village of Scarsdale*,” acceptance of all gifts valued at \$500.00 or greater must be approved by the Village Board of Trustees; now, therefore, be it

RESOLVED, pursuant to the Village of Scarsdale Policy #106, the Village Board of Trustees hereby accepts as a gift, the donation of two portable lights for temporary use at Supply Field in conjunction with the Scarsdale Youth Recreation Football Program for the 2016 season, to be used three days weekly until 7:30 p.m. from October 17, 2016 through November 18, 2016; and be it further

RESOLVED, that the Village Board extends its thanks and appreciation to Mr. Sam Blakley, as donor of the lights, as well as to the parents and volunteers that facilitate and participate in the Scarsdale Youth Recreation Football Program.

Submitted by: Village Manager
Date: October 7, 2016
For: October 13, 2016

*Jonathan I. Mark, Mayor
Matthew J. Callahan
Carl S. Finger
Deborah Pebarck
Marc Samwick
William Stern
Jane Veron*



*Stephen M. Pappalardo, Village Manager
Robert A. Cole, Deputy Village Manager
Brian Gray, PRC Superintendent*

*Scarsdale, New York 10583
Phone: 914-722-1160
www.scarsdale.com*

MEMO TO: Stephen M. Pappalardo, Village Manager
Robert A. Cole, Assistant Village Manager

FROM: Brian Gray, Superintendent of PRC

DATE: October 6, 2016

RE: Portable Lights Usage on a Temporary Basis by the Youth Football Program

The Recreation Department's fall youth football program, assisted by parent volunteers, is conducted from August to November each year. The overall program is separated into two separate leagues, one for flag football and the other for tackle football. Practices and games for the tackle football program are conducted on Supply Field.

Limited daylight hours during the months October and November necessitate the use of artificial lighting in order to facilitate youth tackle football practices and games on weeknights.

On September 27, 2011, a resolution (attached) was adopted by the Board of Trustees recognizing the use of portable lights by the youth football program at Supply Field for the 2011 season. Since that time, the Village Board has approved the usage of portable lights at Supply Field for the Recreation Youth Football Program in 2012, 2013, 2014 and 2015 without incident. The same request to use portable lights at Supply Field is being made again for the 2016 season.

In 2011, 2012, 2013, 2014 and 2015, two (2) portable lights were used at Supply Field for the youth tackle football program to support all 3rd through 8th graders (92 participants). In 2016, we again request the use of two (2) portable lights to support the tackle football program (93 participants). The units will be secured in locations a safe distance from the playing field and orange fencing will be installed around the equipment.

The lights will be used for the 2016 season from October 17 to November 18, three days a week, and will be turned off by 7:30 PM. The lights are activated by the coaches only and it is a simple switch that is pushed to turn them on. The units will be lowered each night by the coaches using the field.

Two portable lights will be donated by a local resident, Mr. Sam Blakley who owns a construction company and uses portable lights for his business. According to Mr. Blakely, the lights are inspected before delivery.

Historically portable lights have been used at Crossway and Supply Fields and no problems have occurred. There were no incidents nor complaints received regarding the usage of portable lights during any of the five years.

Any further questions please let me know.

RESOLUTION RE: ACCEPTANCE OF GIFTS - PORTABLE LIGHTS AND APPROVING THE TEMPORARY USE OF PORTABLE LIGHTS AT SUPPLY FIELD FOR THE YOUTH FOOTBALL PROGRAM

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

WHEREAS, the Parks, Recreation and Conservation Department offers a Youth Tackle Football Program with an expanding enrollment of 275 Scarsdale children in grades three through eight, in addition to approximately 75 participants in a recently added Flag Football Program; and

WHEREAS, limited daylight hours during the months of October and November make it necessary to provide artificial lighting for the playing fields to facilitate practice and games; and

WHEREAS, during the 2011 through 2014 fall seasons, two portable lights were authorized by the Village Board of Trustees for temporary use at Supply Field from mid-October through mid-November (resolution attached), three days a week until 7:30 p.m., said use occurring without incident or complaint from abutting neighbors; and

WHEREAS, the increased program enrollment has created the need for two additional portable lights, to be operated under the same schedule and in a safe manner as to be non-obtrusive to abutting neighbors; and

WHEREAS, Scarsdale resident Sam Blakely has again offered to donate two portable light units under the same terms and conditions as the previous years, while the Scarsdale Youth Football Club has agreed to rent the two additional portable light units needed for the 2015 fall program; now therefore be it

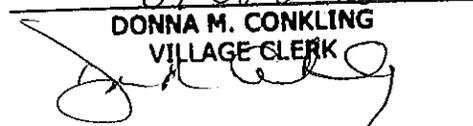
RESOLVED, that the Village Board of Trustees hereby supports the use of temporary lights at Supply Field by the Scarsdale Youth Recreation Football Program for the 2015 season during the period of October 13, 2015 through November 20, 2015, for three days a week until 7:30 p.m., and accepts the portable light as a gift to the Village during their temporary usage; and be it further

RESOLVED, that the Village Board of Trustees extends their thanks and appreciation to the donors of the lights as well as to the parents and volunteers that facilitate and participate in the Scarsdale Youth Recreation Football Program.

Submitted by: Village Manager
Date: September 4, 2015
For: September 8, 2015

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

09.08.2015
DONNA M. CONKLING
VILLAGE CLERK



Donna Conkling

From: Mayra Rodriguez Valladares <mrassoc@yahoo.com>
Sent: Wednesday, October 05, 2016 8:54 PM
To: Mayor; Donna Conkling
Subject: Updated Petition to Invalidate the Ryan Revaluation
Attachments: Petition Signatures.pdf

Dear Mayor Mark,

I trust that you are well. This is the updated petition asking the Board of Trustees and you to invalidate the Ryan Reval. A couple of months, we already sent you a petition by residents who signed it at Village Hall in June. The one enclosed are of those residents who signed the petition electronically. Even in September people were still signing the petition.

Ms. Conkling, please include my email and this petition in the public record.

Regards,
Mayra Kirkendall-Rodriguez

www.MRVAssociates.com

From: BettyBlume <bettyblume@gmail.com>
Sent: Monday, October 3, 2016 11:46 AM
Subject: TAX Assessment

Was irresponsible to do so soon after having been done. It was poorly designed this time. Our house is now on the market, and the reassessment didn't impact us, it did a lot of people.

Scarsdale over studies many things. I am still annoyed totally by the things we needless pay to have done ie....scale models, rotary circles. Ridiculous . Stop ridiculous incompetent studies if you want to save money. Every study can conclude what ever you want to have it designed to conclude.

Quote Glens Fall Rotary as ideal is BS. I have sat at that corner and seen traffic backed up and trucks not be able to use it properly. Leaf mulching studies are done under ideal circumstances per the big 10 researchers, I have chatted with. Our world is not ideal, just idealist it appears. These idealists need to actually do some of what they are proposing themselves to get real.

14 Wakefield Road
Scarsdale, NY 10583
October 2, 2016

Scarsdale Village Mayor and Trustees
Scarsdale Village Hall
1001 Post Road
Scarsdale, New York 10583
[via email: mayor@scarsdale.com, clerk@scarsdale.com]

Dear Mayor Mark and Scarsdale Village Trustees:

We attended the September 27, 2016, Village Trustee meeting at which Deputy Mayor Marc Samwick, who chaired the meeting, indicated that Village leaders are considering asking the NY State Legislature for legislation authorizing “phase in” of the increased tax assessments resulting from the 2016 revaluation. As described, the phase-in might spread the increase for those with the most substantial increased valuations—e.g., 25 percent and higher—over three years.

Under this proposal, the decreased taxes due to the 2016 revaluation accruing to those with the largest houses would be put into effect immediately, not phased in. As discussed at the meeting, this asymmetric treatment of Scarsdale property owners would result in a reduction in total Village revenues. This reduction, in turn, would be compensated for by immediate significant tax increases to everyone else. The solution, of course, is that the benefits of the irrational 2016 revaluation for those who received the largest tax reductions should be phased in on the same schedule as the tax increases to those who were most harmed.

However well intended, the proposed asymmetric treatment—phasing in of tax increases and immediately applying tax reductions—may well constitute a denial of equal protection of the law and the taking of property without due process of law to all those harmed by this proposal.

Sincerely,

Michele Braun & Norman W. Bernstein
914-723-5598

Donna Conkling

From: Bal1998 <bal1998@aol.com>
Sent: Wednesday, September 28, 2016 9:13 AM
To: Clerk's Department
Subject: From Resident Susan Levine....about a Proposal

Dear Mayor Mark and Board of Trustees...

If you apply to the State for a 3 year Phasing In of the Reval for those most affected.. is it not true that the Taxes for the Rest of Us will Rise during those Three Years.. to make up for the shortfall?

<<I agree with those who ask that this Reval be Voided somehow by the State.. and that no further burdens be added to the backs of Scarsdale residents.

I would Not like to have my already too high Taxes be Increased to pay for those whose taxes are abated for 3 years...

<<Those Residents Should and probably Will appeal via the SCAR process.. and there is a very good chance that they will prevail in Court..thus rendering the 3 year Phasing-In process mostly Unnecessary...

<<Please do Think about that.

Thanks for listening.

Susan Levine
Ardmore Road

From: Mayor
Sent: Monday, October 3, 2016 4:16 PM
To: Brian Gray; Carl Finger; Steve Pappalardo; Manager's Department; Barbara Langford
Subject: Re: Proposed Parking Lot at Hyatt Field

Dear Ms. Langford -- This acknowledges receipt of your email.

I spoke to the Village Manager this morning and understand that the Village staff has met to discuss this issue and the process moving forward. The process will include further public discourse at the Parks and Recreation Advisory Council meeting scheduled for October 19, 2016, at 7:30 pm in Rutherford Hall, in Village Hall. At that meeting the Recreation Superintendent and Village Engineer will present an overview of the proposal to accommodate parking in the baseball outfield area.

For the present, no construction work is being done with respect to this parking proposal.

Very truly yours, Jon Mark

From: Barbara Langford <barbara.langford@yahoo.com>
Sent: Monday, October 3, 2016 2:40 PM
To: Brian Gray; Mayor; Carl Finger; Steve Pappalardo; Manager's Department
Subject: Proposed Parking Lot at Hyatt Field

Dear Mayor Mark, Trustee Finger, Mr. Pappalardo, and Mr. Gray -

I was shocked to hear from neighbors about the proposed plan to construct a large parking lot on the side of Hyatt Field. As a homeowner who resides directly across the street from Hyatt Field on Boulevard - I would expect that the Village would seek the input of residents most directly affected by the proposal. Yet none of my neighbors on Boulevard were engaged to clarify the problem or help craft a workable solution.

I strongly oppose the proposed plan to construct a parking lot in Hyatt Field and urge you to table the proposal. It's a permanent, destructive, and costly plan for an easily remedied and relatively limited issue.

The downsides of this proposal are clear: our neighborhood loses precious open green space. That space in the outfield is used for neighborhood football games, soccer practice, cross-country practice, flying kites, playing tag and parents and kids throwing a frisbee or having a catch. You take

away green space and you take away recreational opportunities for kids and families.

Adding a large parking lot with a two-lane road and circular driveway, along with a huge fence that would be required to ensure cars aren't hit during games, not only removes valuable open green space, but destroys the entire aesthetic of the park. It would transform a beautiful neighborhood park into a commercial-like setting. Moreover, the parking lot wouldn't be used by those using the playground or ball fields the vast majority of the time (as these are seasonal and short-term uses) and would invite nonresident usage, increased trash, and increased need for surveillance. We would gain parking spaces that would only be used for a limited number of hours for a limited number of months of the year at huge costs.

I want to clarify the parking challenge from my perspective as a resident living directly across from the park. It's true that more cars park on Boulevard and Potter during baseball and softball games. It's also true that usage of the playground has increased since the installation of new equipment. Neither has resulted in a situation that warrants the extreme proposal under consideration. Increased usage of the playgroup will likely drop over the near term as the novelty of new equipment wears off. Use of the playground also decreases significantly in colder months -- making this a seasonal issue. Regular use of the ballfields also are seasonal in nature (Sept - Oct and April - June) and limited in duration -- games typically are no longer than 2 hours. For the ten years that I've lived here, it simply has never been an issue for me. I'm concerned about our local education policies and plans. I'm concerned about the overall village budget and tax policies. I'm not concerned about people parking on my street for a couple of hours during a baseball game.

There are a number of simple, cost-effective solutions that can address the short-term and seasonal parking challenges that I urge you to consider:

1. Enforce existing parking laws: ticket cars not parked legally during high-usage times. A few parking tickets would discourage the practice of those who to choose to park illegally.
2. Prohibit parking on one side of Potter Road and enforce that law. Again, if your concern is unsafe parking on Potter Road, ban parking on both side and ticket cars not following the law.

There are plenty of street parking spots along Potter Road south of Boulevard and on several other side streets toward Eastchester. Anyone attending a baseball game at the Fox Meadow, Edgewood, or Greenacres

fields regularly parks a block or two away on side streets without complaint. That is a completely reasonable expectation for those who seek to use Hyatt Field as well.

3. If you truly feel that the existing number of parking spaces within a three block radius of Hyatt Field still don't meet the need for the limited number of hours of high usage, then widen Potter Road to enable parking on both sides of the street or add diagonal spaces on the field side of the street.

All of these are effective solutions to deal with playground traffic without the permanent destruction of valuable open green space and the costs of parking lot construction.

I urge you to consider a solution that is commiserate to the limited and seasonal parking challenge we face and would welcome further opportunities for discussion where residents directly affected by their proposals could share their ideas and concerns.

Best,
Barbara Langford
146 Boulevard

From: BettyBlume <bettyblume@gmail.com>
Sent: Monday, October 3, 2016 11:29 AM
Subject: Recycling and waste

My position on leaf recycling and pick up is established. It should stay in the budget to be picked up.

I agree mulching grass should be done, we have done it for years.

Now for all the impractical supporters of mulching impossible quantities of leaves in conditions that won't tolerate it, and all you wasteful consumers please read and research food waste. You might start with a "greener fate for food waste", by Cathleen F. Crowley under compost in the Times Union today 10/3/2016. The largest quantity items tossed is food waste. Recycle that if you want to have an impact and/or stop wasting. Again get real and stop wasting resources on excessive watering, gas guzzling huge SUVs, low set air conditioning throughout the house (open your windows) and disorganized mileage consumption. You could include all the ridiculous excessive travel teams at young ages when playing is important but why in Boston and Maryland in grade school. That is just someone's ego feeding.

Donna Conkling

From: Bal1998 <bal1998@aol.com>
Sent: Friday, September 30, 2016 5:16 PM
To: Clerk's Department
Subject: To the Mayor and Board of Trustees: From Resident Susan Levine...about Zoning Laws and Side Setbacks on Small Lots

To the Mayor and Trustees:

This is a copy of a Letter I sent to Trustee Bill Stern about what has happened as a result of a large new house being built very close to our very small house..and the "law of unintended consequences"...

I am hopeful that the BOT will discuss Side Setbacks on Small Lots and changing the requirements to Increase the Side Setbacks sometime in the near future.

Thanks very much.

Susan Levine
Ardmore Road

From: Bal1998 <bal1998@aol.com>
To: stern.bill@yahoo.com
Sent: Friday, September 30, 2016 9:43 AM
Subject: From Resident Susan Levine...about Zoning Laws

Hello Bill....

As you know..the New House next to me ...at 15 Ardmore Road..was Built to the Maximum Square Foot amount permitted by law for the property size...and as Close to my property as possible...12 feet from our Joint Property line...

<<I now hear their Sprinkler System every night at around 5AM...a strange intermittent affair..
that makes a loud Whooshing sound every 20 seconds for 1/2 hour...

It wakes us up every night and keeps us awake..since our Bedrooms face that side area... so on lovely cool evenings..we have to sleep with our Windows Closed..

for the first time in 47 years...>>

Is the Village yet discussing Changing Side Setbacks for building homes next to other homes..on Small lots?

If the Side Setbacks were Increased...we might not be having this problem...

The BAR accepted these plans since they were within the law.

The Original Plans for the House had it 30 feet from the Property Line..but on the day before Demolition..New Plans were Submitted to the BAR showing the House only 12 Feet from our joint Property Line.

I was at another Village meeting on Leaf Mulching and could not attend the BAR meeting about the proposed change.

****The Law of Unintended Consequences has now taken over.****

And the new Owner now regrets moving so close to us...so he told the Builder..and he does not even plan to live in the house... But that does not help us at all.

It is now Rented for 10 months to a family who is renovating their Murray Hill home..and will be Sold after that.

*Please do follow up on plans to change Side Setbacks in areas where Lots are Small... to prevent the sort of thing that has happened to me...and really changed our quality of life..

<<To whom should I write about this matter?
I have already sent a letter to the BAR letting them know what their 12 foot side setback approval on our side has done..

Thanks very much...

Susan and Joe Levine
Ardmore Road



October 3rd, 2016

Philip Gonzalez
Logistics Coordinator

Josh Ringel

Assistant to the Village Manager
Village of Scarsdale
1001 Post Road
Scarsdale, NY 10583

Dear Mr. Ringel,

Thank you very much for your support on this year's BRAKING AIDS® Ride! We were delighted to ride through Scarsdale, NY during the weekend of September 23rd to 25th as we made our way from Boston to New York in the fight against HIV/AIDS.

This year, our 90 riders, accompanied by our 55-strong volunteer crew, rode their bicycles 300 miles over the course of three days and raised over \$251,000 for the nonprofit charity, Housing Works. Housing Works is on the vanguard of ending the dual crisis of AIDS and homelessness throughout New York City and across the United States. The money we raised will contribute directly to the Governor's plan to end the AIDS epidemic once and for all in New York State by 2020. Thanks to your help in allowing the ride to pass through ~~New York~~ a committed band of cyclists and crew accomplished something remarkable.

The BRAKING AIDS® Ride is more than just a charity event; it's a family. Many of our riders have told us that they've never experienced such a moving and life-changing experience. Our team laughed together, sweated together, and at times, cried together. BRAKING AIDS® represents a community rooted in idealistic pragmatism and committed to doing the right thing for individuals on the very margins of society. If you know anyone who would like to join our family next year as a rider or crewmember, please let me know!

We are not a typical bike ride, and you have helped us to maintain something truly special. Because of your support, we have made a real difference in the hearts and lives of those impacted by such a destructive force.

On behalf of our entire staff, thank you again for everything.

Warm Regards,

Phil Gonzalez

127 West 26th Street
Suite 402
New York, NY 10001
212.989.1111 tel
212.807.1853 fax

www.brakingaidsride.org

RECEIVED
VILLAGE OF SCARSDALE
MANAGER'S OFFICE
2016 OCT 11 PM 12:18

From: Jessica Kourakos <jessica.kourakos@gmail.com>
Sent: Monday, October 10, 2016 5:46 PM
To: Mayor; Carl Finger; Marc Samwick
Subject: Fwd: Letter to Scarsdale Trustees

To be forwarded to Scarsdale Trustees:

As members of the Board of Architectural Review (BAR), we are often on the front line listening to residents' requests and concerns over residential construction projects in our community. We thought it would be helpful to the Trustees to hear some of the most frequent issues that are voiced during our meetings. We think some of the remedies to these issues/concerns could be addressed with better collaboration across several different town boards as well as the Building and Engineering departments. We view these remedies as easy fixes and could improve the overall experience that homeowners endure when they embark on these projects. Some of the other concerns, such as setback and FAR guidelines, are more complex in nature, but perhaps worthwhile exploring further given that, at least aesthetically, some of the homes that are being contemplated on these smaller lots can appear dauntingly large from the street. We believe we have some interesting perspective on ways to improve some of these processes as well as some of the more complex issues with respect to setbacks and FAR guidelines and are happy to provide feedback if the Trustees would like to explore further. In the meantime, here is the list of the most commonly raised issues/concerns by residents in our community:

- New builds typically take advantage of the maximum FAR allowable and appear too large/too tall for their lot size and the proximity to the street and surrounding homes
- Greater oversight of tree removal is needed as many large established trees are lost to accommodate larger homes and the new ones that are being added are typically insufficient in size
- A trend in sub-dividing large lots is creating a crowded feel that is changing the character of many areas of the village, which can be perceived as contradictory to the BAR's mandate
- Residents are completely ignorant of the process required to review new house development, and often feel confused by committee hearing procedures, e.g., residents continuously attempt to voice concerns about drainage issues and complain they have no other forum to voice their concerns on the matter, despite the BAR being the wrong forum to voice such concerns
- Complaints from neighbors at BAR hearings regarding "site chipping" with extensive land excavations on the rise are presenting concerns regarding safety and potential damage to neighboring properties

Please let us know if we can be of service on any of these matters.

Respectfully,

Jessica Kourakos, Chair of the Scarsdale BAR

on behalf of all current members of the Scarsdale BAR

Donna Conkling

From: Kai Tang <kaihong.tang@gmail.com>
Sent: Tuesday, October 11, 2016 12:19 PM
To: Clerk's Department; Mayor
Subject: Letter to Mayor, please post on Village site

Dear Mayor Mark,

I want to start by Thanking you and the Board of Trustees in making efforts to correct this flawed and error filled Ryan revaluation. However, your attempts to have a phase in of the revaluation for a subset of residents is misguided.

A large majority of the victims will not receive any relief from this effort AND the village will be under pressure to rush through another revaluation before the phase in is complete. Many residents will suffer as this process is played out.

A more thoughtful approach would be to request legislation to invalidate this revaluation and return to the previous values. The previous values were done with public input and full disclosure. Residents that disagreed have already or are in process to remedy their individual cases. Returning to these values will allow the village time to carefully and thoughtfully implement a proper revaluation

Throughout the summer, residents have begged you and the BOT to find a resolution. And throughout this entire process, we were told the village was powerless to do anything. I am glad that you have decided that you are not powerless. But asking for a phase in is just grabbing for the lowest hanging fruit. Scarsdale has long had a tradition of excellence. Residents are proud of the community we live in and proud of the reputation we enjoy. This excellence was not achieved overnight. It was built over many years of hard work, perseverance, cooperation and creativity. This excellence is now tarnished. Shouldn't we do more than just the minimum?

While driving one of my boys home last week, we were discussing the homework he had received that day. It was revealed that he had a lot more homework than his schedule afforded. But during this discussion, he brought up his move to middle school next year. He mentioned that he would like to be in a certain house because that house had a reputation of giving a lot of home work. Shocked, I asked him why he wanted so much home work and his reply was that he would learn more in this house. Even a 9 year old recognizes that hard work and perseverance will drive results. Do not go for the easy way out, this phase in solution is not the solution we need. Just because others have successfully gone this route, it doesn't mean we should. Not only is Scarsdale's situation different, but having this legislation will unfairly put even more burden on the other victims.

Do what is right for the ENTIRE community, not just for a lucky few. Move the legislature to invalidate the Ryan results and have a carefully crafted plan with public input to move forward.

Sincerely,

Kai Tang

Sent: Tuesday, October 11, 2016 1:12 PM
To: Treasurer's Department; Mayor
Subject: Hampton x Olmstead

Dear Sir/Madam hope this finds you well,

After moving to Scarsdale and building a new house on 40 Hampton Road(it ended in January 201), I've been talking to the Engineering department about either changing or patchworking the junction between Olmstead and Hampton .

Besides very damaged, Hampton Road is one of the main exits of kids from Fox Meadow Elementary school and some kids use either skateboards or Bicycles.

On my first contact back in April I was told by the Engineering department, I was told that I should not worry cause either some patchwork would be done or maximum in October they would have the asphalt totally changed as the Engineer said.

I just spoke to Engineering today because we already reaching the middle of the month and nothing happened , and i was told that my street is no longer schedule to October because of a Budget issue. So, this email is being sent in order to understand if my street case wasn't planned ,if are we fixing more streets that was originally planned and based on what technical criteria the building department choses what streets need repair.

Thanks a lot for your attention,

Looking forward to hear you back,

--

Leonardo Kestelman

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

Sent: Monday, October 10, 2016 12:49 PM

To: 'Marc Samwick'; Mayor; 'Carl Finger'; 'Jane Veron'; 'Deborah Pekarek'; Bill Stern; 'Matthew Callaghan'; 'Jonathan Mark'

Cc: Donna Conkling

Subject: Outstanding FOILs

Dear Mayor Mark and BOT,

I trust that you are well. I still have outstanding FOILs from early July. I have repeatedly requested that the emails be sent to me even piecemeal. I know that numerous' residents FOILs have been completed. I urge the BOT and you to require Village personnel to fulfill my requests. If the Ryan reval had not been imposed on residents, I never would have had to make these FOIL requests. These delays only continue to raise questions about what Village personnel are doing with those emails and certainly does not make the Village look like it is improving how it works. Transparency is a key step for you to restore some modicum of trust in how the BOT and you try to lead.

I look forward to hearing from you soon.

Regards,

Mayra Kirkendall-Rodriguez

Donna Conkling

From: Mayra Kirkendall-Rodriguez <scarsdalemayra@yahoo.com>
Sent: Tuesday, October 11, 2016 2:17 PM
To: Mayor; 'Marc Samwick'; 'Carl Finger'; 'Jane Veron'; 'Deborah Pekarek'; Bill Stern; 'Matthew Callaghan'; 'Jonathan Mark'
Cc: Donna Conkling; 'Amy Paulin'
Subject: Opposed to Reval Phase In
Attachments: Oct72016ScarsdaleInquirerScartoons.pdf; BergSept272016.pdf; BraunBernsteinPhaseIn.pdf; QuestionsAug17.pdf

11 October 2016

Dear Mayor Mark and Scarsdale Board of Trustees,

I write to express extreme disappointment that over fourth months since the Ryan reval debacle started, the only solution to this travesty that you have been able to propose, is a phase-in for some residents. I paraphrase with much nicer language what a resident told me when this proposed phase-in was announced, 'we have been served a putrid sandwich and are being asked to spread the putridness for three years.'

Any phase-in would not invalidate the reval, which you, Mayor Mark, and Village Manager Pappalardo finally admitted was a mistake. You have even publicly stated that you might seek legal action against Ryan. The NY Office of Real Property Services also confirmed what many of us have been telling you for months, Ryan is innumerate. I remind you that Ryan subcontracted an unlicensed appraiser to spend less than 3 ½ minutes looking from afar at our homes to determine their value. The appraiser, allegedly did this, in between being arrested and going to court for criminal trespassing, during the time that he was living at two different addresses with a convicted felon. (Articles to back all this up are enclosed.)

How on earth will village personnel, who failed to monitor Ryan and the Village Assessor, now determine which residents get a phase-in a fair and equitable manner? You still have not solved the problem for all residents over assessed. A phase-in would still leave under assessed homes getting an immediate tax subsidy starting in 2017.

All of you should have been asking the New York legislature months ago to invalidate the Ryan reval. Why should you waste political capital on a proposal that does not invalidate the Ryan reval, which happened under your watch? As it is, due to the Ryan reval, many over assessed residents have resented the under assessed ones. With this phase-in proposal, will you now pit those over assessed that get relief and those that do not?

Also, at the October 13th meeting, please explain to us why you have not hired independent counsel to help you figure out how to invalidate the reval. Why are you only relying on the Village Attorney's dependence on a legal opinion from the early 1970s?

Aren't you tired of the reval? I sure am!! Please stop inflicting more damage on our village.

Best regards,
Mayra Kirkendall-Rodriguez

www.MRVAssociates.com

TOWN BOARD MEETING

Rutherford Hall
Village of Scarsdale
September 13, 2016

A Meeting of the Town Board of Scarsdale was held in Rutherford Hall of Village Hall on Tuesday, September 13, 2016 at 9:55 P.M.

Present were Mesdames Pekarek and Veron; and Messrs. Callaghan, Finger, Samwick, Stern, and Mark. Also present were Village Manager Pappalardo, Deputy Village Manager Cole, Assistant Village Manager Richards, Town Counsel Esannason, Deputy Town Counsel Garrison, Custodian of Taxes McClure, Town Clerk Conkling, and Assistant to the Village Manager Ringel.

Mr. Mark presided.

* * * * *

Minutes

The minutes of the Town Board Meeting of August 9, 2016 were approved on a motion entered by Mr. Samwick, seconded by Mr. Stern, and carried unanimously.

* * * * *

Report of the Custodian of Taxes

Custodian of Taxes McClure stated that the Board has received the Town financial reports for August 2016.

Ms. McClure reported that 99.43% of the County tax levy has been collected. This is up slightly from last year's collection rate of 99.19%.

She noted that the Treasury staff has begun to collect the 2016 School Tax. If any residents did not receive a bill, they should contact the Treasurer's office at 722-1170. They should also note that they may pay taxes online through the Village website at www.scarsdale.com.

Custodian of Taxes McClure stated that the Treasurer's Department has had several instances in recent weeks wherein they have not received any mail. She asked that everyone who may be mailing their bill payments through the post office near the end of the month to make sure that a timely postmark is added to the mailing envelope. She did not want to have a situation where there is a failure of the post office processing mail and there may be a large number of envelopes not properly postmarked. This could result in penalties. Therefore, she encouraged everyone to make sure that the envelope they are mailing their tax payment in is properly postmarked.

* * * * *

Resolutions

Upon motion by Mr. Samwick, seconded by Ms. Pekarek, the following resolution regarding Real Property Tax Law (RPTL 556), Application for Refund and Credit of Certain Real Property Taxes for the Property at 14 Gorham Road, Scarsdale, New York was adopted the vote indicated below:

- WHEREAS,** Petitioners, Richard G. and Lucille A. Fontana, owners of property located at 14 Gorham Road, which is identified as Section 06, Block 11, Lot 3B on the official tax map of the Town of Scarsdale, filed Applications for Refund and Credit of Real Property Taxes on June 30, 2016, for certain years at issue; and
- WHEREAS,** as a result of owner remittance of a certified survey of the property to the assessor, it was shown that various prior assessment rolls reflected an error of land size for the property, .41 acre rather than .23 acre, which error went unnoticed by the property owner, resulting in taxes paid above fair value; and
- WHEREAS,** in accordance with the applicable three-year statute of limitations for refunds resulting from a clerical error, refunds for taxes paid for the following tax periods are owing:
- April 1, 2016 County taxes;
 - April 1, 2015 County taxes, July 1, 2015 Village taxes and 2015 School taxes;
 - April 1, 2014 County taxes, July 1, 2014 Village taxes and 2014 School taxes;
 - July 1, 2013 Village taxes and 2013 School taxes; and
- WHEREAS,** in a June 30, 2016, letter from the Executive Director of the Westchester County Tax Commission, as attached hereto, the Executive Director determined that a clerical error occurred, as defined in RPTL §550.3(c) and recommended that the applications for refunds representing the excess 2013, 2014, 2015, and 2016 taxes described above, paid by the property owner and as further detailed in the attached worksheet, be approved by the assessing body, the Town of Scarsdale; and
- WHEREAS,** this item was previously considered and approved by resolution of the Town Board at their August 9, 2016 meeting (attached), however subsequent to the passage of the resolution it was discovered that there was an error in the calculation of the refund amount, resulting in the resolution requiring re-approval; now, therefore, be it
- RESOLVED,** that the Town Board acknowledges and agrees with the findings of the Westchester County Tax Commission that Petitioner's Applications for Refund and Credit of Real Property Taxes for the tax years 2013, 2014, 2015, and 2016 constitute a correctible error necessitating the refund of applicable County, Village, and School taxes; and be it further

RESOLVED, that Petitioner’s Applications for Refund and Credit of Real Property Taxes for the tax years 2013, 2014, 2015 and 2016 are herein approved and that the Town Manager is directed to communicate the Town Board’s determination to the Petitioner and effectuate the refund of said taxes set forth and described herein.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Mr. Callaghan	None	None
Mr. Finger		
Ms. Pekarek		
Mr. Samwick		
Mr. Stern		
Ms. Veron		
Mr. Mark		

* * * * *

Future Meetings

Mr. Mark announced the following future meeting schedule:

- *Tuesday, September 13, 2016* – Finance Committee Meeting – 6:30 P.M. – Trustees’ Room
- *Tuesday, September 13, 2016* - Agenda Meeting – 7:30 P.M. – Trustees’ Room
- *Tuesday, September 13, 2016* - Village Board Meeting– 8:00 P.M. – Trustees’ Room
- *Friday, September 16, 2016* – Personnel Committee Meeting – 5:00 P.M. – Trustees’ Room
- *Monday, September 26, 2016* – Board of Trustees Meeting as Appeal Board – 7:30 P.M. – Third Floor Meeting Room
- *Tuesday, September 27, 2016* - Agenda Meeting – 7:30 P.M. – Trustees’ Room
- *Tuesday, September 27, 2016* - Village Board Meeting– 8:00 P.M. – Trustees’ Room
- *Tuesday, October 25, 2016* – Municipal Services Committee Meeting – 6:00 P.M. – Trustees’ Room

* * * * *

There being no further business to come before the Board, the Town Board meeting adjourned at 10:04 A.M. on a motion by Mr. Samwick, seconded by Mr. Stern and carried unanimously

Donna M. Conkling
Town Clerk

SPECIAL TOWN BOARD MEETING

Rutherford Hall
Village of Scarsdale
September 27, 2016

A Meeting of the Town Board of Scarsdale was held in Rutherford Hall of Village Hall on Tuesday, September 27, 2016 at 9:31 P.M.

Present were Mesdames Pekarek and Veron; and Messrs. Callaghan, Finger, Samwick, and Stern. Also present were Acting Village Manager Cole, Assistant Village Manager Richards, Acting Town Counsel Garrison, Custodian of Taxes McClure, and Town Clerk Conkling.

Mr. Samwick presided.

* * * * *

Resolutions

Mr. Finger explained that this resolution was discussed a little earlier in the evening during the Village Board meeting. Procedurally, he stated that the resolution he is about to read is simply being presented for the Board's consideration. It is likely to be referred to Committee where the Board will discuss it and ultimately seek input from the community which the Board definitely needs and wants. He stated that the concept is to ease some of the burden of substantial increases in assessment faced by certain homeowners in the Village who would have to qualify through some other criteria that were outlined earlier. The basic issue is to consider whether to try to give some relief to the hardest hit homeowners in the recent reval effort.

Upon motion by Mr. Finger, seconded by Ms. Pekarek, the following resolution regarding a Request to New York State Legislature to Authorize the Scarsdale Town Board to Phase-In Certain 2016 Residential Real Property Assessment Increases was referred to Committee by a unanimous vote:

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 legislative 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.

* * * * *

Before the vote was taken on the above resolution, Mr. Samwick noted that as the Board has discussed, they wanted to refer this resolution to the Committee of Whole meeting to be held on Thursday, October 13, 2016 at 6:00 P.M. and at that time the Board welcomes and encourages all community input. The reason this resolution was on the agenda this evening specifically was to refer the resolution and make sure that the Board can get as much feedback as possible on this matter.

* * * * *

Future Meetings

Mr. Samwick announced the following future meeting schedule:

- *Thursday, October 13, 2016* – Committee of the Whole – 6:00 P.M. – Rutherford Hall
- *Thursday, October 13, 2016* – Personnel Committee Meeting – 7:00 P.M. – Trustees' Room
- *Thursday, October 13, 2016* - Agenda Meeting – 7:30 P.M. – Trustees' Room
- *Thursday, October 13, 2016* - Village Board Meeting– 8:00 P.M. – Trustees' Room

Mr. Samwick pointed out that these meetings are being held on a Thursday evening as Yom Kippur begins at sundown on Tuesday, October 11, 2016.

- *Tuesday, October 25, 2016* – Municipal Services Committee Meeting – 6:00 P.M. – Trustees' Room

Village Hall Schedule

- *Monday, October 10, 2016* - Columbus Day – Village Hall Closed

There being no further business to come before the Board, the Town Board meeting adjourned at 9:38 P.M. on a motion by Ms. Veron, seconded by Ms. Pekarek and carried unanimously.

Donna M. Conkling
Town Clerk

**RESOLUTION RE: REAL PROPERTY TAX LAW (RPTL 556),
APPLICATION FOR REFUND AND CREDIT OF
CERTAIN REAL PROPERTY TAXES FOR THE
PROPERTY AT 173 JOHNSON ROAD, SCARSDALE, NY**

WHEREAS, Petitioner Anthony Pusateri, owner of property located at 173 Johnson Road, which is identified as Section 10, Block.23, Lot 35 on the official tax map of the Town of Scarsdale, filed Applications for Refund and Credit of Real Property Taxes on August 29, 2016, for certain years at issue; and

WHEREAS, as a result of the remittance of a certified survey of the property by the owner to the assessor, it was shown that various prior assessment rolls reflected an error of land size for the property, .17 acre rather than .11 acre, which error went unnoticed by the property owner, resulting in taxes paid above fair value; and

WHEREAS, in accordance with the applicable three-year statute of limitations for refunds resulting from a clerical error, refunds for taxes paid for the following tax periods are owing:

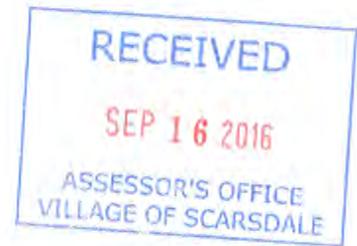
- 2016 County taxes, 2016 Village taxes and 2016 School taxes;
- 2015 County taxes, 2015 Village taxes and 2015 School taxes;
- 2014 County taxes, 2014 Village taxes and 2014 School taxes; and

WHEREAS, in a September 7, 2016, letter from the Executive Director of the Westchester County Tax Commission, as attached hereto, the Executive Director determined that a clerical error occurred, as defined in RPTL §550.3(c), and recommended that the applications for refunds representing the excess 2014, 2015 and 2016 taxes described above, as paid by the property owner and as further detailed in the attached worksheet, be approved by the assessing body, the Town of Scarsdale; now, therefore, be it

WHEREAS, that the Town Board acknowledges and agrees with the findings of the Westchester County Tax Commission that the Petitioner's Applications for Refund and Credit of Real Property Taxes for the tax years 2014, 2015, and 2016 constitute a correctible error necessitating the refund of applicable County, Village, and School taxes; and be it further

RESOLVED, that Petitioner's Applications for Refund and Credit of Real Property Taxes for the years 2014, 2015, and 2016 are herein approved and that the Town Manager is directed to communicate the Town Board's determination to the Petitioner and effectuate the refund of said taxes set forth and described herein.

Submitted by: Town Assessor
Date: October 6, 2016
For: October 13, 2016



Robert P. Astorino
County Executive

Westchester County Tax Commission

Mary Beth Murphy, Esq.
Executive Director

Wednesday, September 07, 2016

Board of Trustees
C/O Mayor Jonathan I. Mark
Town/Village Hall
1001 Post Road
Scarsdale, NY 10583

Board of Education, Scarsdale Central School District (Tax Levying Body)
c/o Superintendent Michael V. McGill
Scarsdale Public Schools
2 Brewster Rd
Scarsdale, NY 10583

Nanette J. Albanese, SRA, IAO
Scarsdale Assessor
Town/Village Hall
1001 Post Road
Scarsdale, NY 10583

RE: Application for Refund and Credit (Pusateri / 10.23.35)

Dear Sirs and Madams:

Enclosed are applications for refund and credit (RP-556) that this office received for the parcel referenced above. The years involved are the 2016, 2015 and 2014 County, Village and School taxes. I have determined that a clerical error occurred.

It is therefore my recommendation that the application be approved pursuant to RPTL § 550.3 (c). Please note that the Assessor and Board of Assessment Review should consider this report and recommendation as equivalent to a petition filed pursuant to Section 553.

As you are aware, each individual City or Town makes decisions about real property assessment for Westchester County since they annex the Westchester County warrant to the final assessment roll. If this application is approved by the tax levying body a correction to the tax roll should be made accordingly.

Enclosures.

Sincerely,

Mary Beth Murphy
Executive Director

Westchester County Tax Commission, Office of the Executive Director
110 Dr. Martin Luther King Jr., Blvd. FAX: (914) 995-4333
Room L-221 Telephone: (914) 995-4325
White Plains, New York 10601 E-mail: Mbm7@westchestergov.com

Website: <http://www.westchestergov.com/taxcommission>





NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-556 (1/06)

APPLICATION FOR REFUND AND CREDIT OF REAL PROPERTY TAXES
FOR THE YEAR(S) 20 16

Part I: To be completed in duplicate by Applicant. For refund or credit of real property tax, submit both copies to County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer), or in a village which has retained its assessing unit status, submit to the village assessor or chairman of village board of trustees. The application must be submitted within three years of the annexation of the warrant for the collection of such tax. For an "unlawful entry" as defined in Sec. 550(7)(a) of the Real Property Tax Law, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll. (See definitions on reverse side).

Anthony Pusateri
1a. Name of Owner
3726 Connecticut Ave. NW, apt. 213
Washington, DC 20008
1b. Mailing Address
tonyp07@verizon.net
1c. E-mail Address (optional)
10.23.35

Day (914) 525-1327 Evening () same
2. Telephone Number
173 Johnson Rd., Scarsdale, N.Y. 10583
3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)
5. Account No. 102496000 6a. Amount of taxes paid or payable see att'd. 6b. Date of payment (if paid) see att'd.
(as appears on tax bill)

7. I hereby request a refund or credit of real property taxes levied for the year(s) 2016 by County Village and School District for the following reasons (use additional sheets if necessary):
fix levying body

* Insert name of village, county, city, school district; town in Westchester County

8/29/16 Date
Anthony P. Pusateri
Signature of Applicant

PART II: For use by COUNTY DIRECTOR, VILLAGE ASSESSOR: Attach written report including documentation and recommendation (Include type of error as defined in Sec. 550)

Date application received: 9/2/16 Date warrant annexed: 4/2/16; 7/1/16; 9/1/16
Last day for collection of taxes without interest:

Recommendation: Approve application* Deny Application
9/7/16 Date
Megan Betha Muzaj
Signature of Official

If box is checked, this copy is for assessor and board of assessment review of city/town/village of which are to consider attached report and recommendation as equivalent of petitions filed pursuant to section 553.

PART III: For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION (Insert Number or Date)

APPLICATION APPROVED (Check reason) Clerical error Unlawful entry Error in essential fact
Amount of taxes paid: \$ 15,627.92 Amount of taxes due: \$ 15,138.83
Amount of refund or outstanding tax to be credited: \$ 489.09

APPLICATION DENIED Reason:

Date Signature of Chief Executive Officer or Official Designated by Resolution

206

VILLAGE/TOWN OF SCARSDALE

STATEMENT OF TAXES

TAX TYPE: Village Tax

BILL DATE: 7/1/2016
 BILL NO: 202487
 FISCAL YR: 6/2016-5/2017
 WARRANT DATE: 6/12/2016

MAKE CHECKS PAYABLE TO: VILLAGE OF SCARSDALE

PROPERTY DESCRIPTION
555000 10.23.35 ACRES: 0.17 ac CLS: 1 Family Res SCHOOL: SCARSDALE CENTRAL SC

PROPERTY LOCATION
173 JOHNSON RD
ACCOUNT NUMBER / MAIL CODE
102496000

ASST. ROLL YR	TAX AMOUNT DUE
2015	2,856.44

IF PAYMENT IS MADE AFTER 8/3/2016
 YOU MUST PAY TAX AND PENALTY PER SCHEDULE SHOWN BELOW

|||||
 PUSATERI ANTHONY P
 APT. 213
 3726 CONNECTICUT AVE NW
 WASHINGTON, DC 20008-4557

IF PAID BY:	TAX AMOUNT DUE PLUS
8/31/2016	2% Penalty
9/30/2016	3% Penalty
10/31/2016	4% Penalty

'X' THIS BOX TO RECEIVE RECEIPT



RETURN UPPER PORTION ↑ WITH YOUR PAYMENT/KEEP LOWER PORTION ↓ FOR YOUR RECORDS.

PROPERTY DESCRIPTION
555000 10.23.35 ACRES: 0.17 ac CLS: 1 Family Res SCHOOL: SCARSDALE CENTRAL SC

PROPERTY LOCATION
173 JOHNSON RD
ACCT. No.
102496000

BILL DATE: 7/1/2016
 BILL NO: 202487
 FISCAL YR: 6/2016-5/2017
 WARRANT DATE: 6/12/2016
 ASST. ROLL YR: 2015
 EST. STATE AID: \$2,531,389
 NYS SCHL DIST CODE: 567

Law Description	Total Tax Levy	% Change from Prior Year	Assessed Total Value	Assessed Taxable Value	Tax Rate	Tax Amount
2016-2017 VILLAGE TX	38,454,276	3.70	671,000	671,000	4.256993	2,856.44

Exemptions	Tax Purpose	Assessed Value Exempt	Full Value Exempt

2,856.44	TOTAL AMOUNT DUE
08/03/2016	DUE DATE

ADDITIONAL INFORMATION

FULL MARKET VALUE OF THIS PROPERTY: 671,000
 UNIFORM PERCENT USED TO CALCULATE FULL MARKET VALUE: 100.00

To avoid penalties, make sure your payment is delivered to the Tax Office by 8/3/2016. The Village Hall dropbox will be locked at 5:00 pm August 1. The STAR exemption is applicable to the SCHOOL TAX only. Please read the back of the tax bill for other important information.

VILLAGE/TOWN OF SCARSDALE

STATEMENT OF TAXES

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

2016



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-556 (1/06)

APPLICATION FOR REFUND AND CREDIT OF REAL PROPERTY TAXES
FOR THE YEAR(S) 20 15

Part I: To be completed in duplicate by Applicant. For refund or credit of real property tax, submit both copies to County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer), or in a village which has retained its assessing unit status, submit to the village assessor or chairman of village board of trustees. The application must be submitted within three years of the annexation of the warrant for the collection of such tax. For an "unlawful entry" as defined in Sec. 550(7)(e) of the Real Property Tax Law, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll. (See definitions on reverse side).

Anthony Pusateri
1a. Name of Owner:
3726 Connecticut Ave. NW, apt. 213
Washington, DC 20008
1b. Mailing Address
tonyp07@verizon.net
1c. E-mail Address (optional)
10.23.35

Day (914) 525-1327 Evening () same
2. Telephone Number
173 Johnson Rd., Scarsdale, N.Y. 10583
3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)
5. Account No. 102496000 6a. Amount of taxes paid or payable see att'd. 6b. Date of payment (if paid) see att'd.
(as appears on tax bill)
7. I hereby request a refund or credit of real property taxes levied for the year(s) 2015 by County, Village and School
for the following reasons (use additional sheets if necessary):
(Tax levying body)

* Insert name of village, county, city, school district; town in Westchester County
8/29/16
Date
Anthony P. Pusateri
Signature of Applicant

PART II: For use by COUNTY DIRECTOR, VILLAGE ASSESSOR: Attach written report including documentation and recommendation (Include type of error as defined in Sec. 550)

Date application received: 9/7/16 Date warrant annexed: 4/1/15; 3/1/15; 9/1/15
Last day for collection of taxes without interest: _____
Recommendation: Approve application* Deny Application
9/7/16
Date
May Beth [Signature]
Signature of Official

If box is checked, this copy is for assessor and board of assessment review of city/town/village of _____ which are to consider attached report and recommendation as equivalent of petitions filed pursuant to section 553.

PART III: For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION _____
(Insert Number or Date)

APPLICATION APPROVED (Check reason) Clerical error Unlawful entry Error in essential fact
Amount of taxes paid: \$ 15,720.23 Amount of taxes due: \$ 14,642.56
Amount of refund or outstanding tax to be credited: \$ 1,077.67

APPLICATION DENIED Reason: _____
Date _____
Signature of Chief Executive Officer or Official Designated by Resolution _____

VILLAGE/TOWN OF SCARSDALE

STATEMENT OF TAXES

TAX TYPE: Village Tax

BILL DATE: 7/1/2015
 BILL NO: 202487
 FISCAL YR: 6/2015-5/2016
 WARRANT DATE: 6/12/2015

MAKE CHECKS PAYABLE TO: VILLAGE OF SCARSDALE

PROPERTY DESCRIPTION
555000 10.23.35 ACRES: 0.17 ac CLS: 1 Family Res SCHOOL: SCARSDALE CENTRAL SC

PROPERTY LOCATION
173 JOHNSON RD
ACCOUNT NUMBER MAIL CODE
102496000

ASST ROLL YR	TAX AMOUNT DUE
2014	2,760.97
IF PAYMENT IS MADE AFTER 8/3/2015 YOU MUST PAY TAX AND PENALTY PER SCHEDULE SHOWN BELOW	
IF PAID BY:	TAX AMOUNT DUE PLUS
8/31/2015	2% Penalty
9/30/2015	3% Penalty
10/31/2015	4% Penalty

|||||
 PUSATERI ANTHONY P
 APT. 213
 3726 CONNECTICUT AVE NW
 WASHINGTON DC 20008

'X' THIS BOX TO RECEIVE RECEIPT



RETURN UPPER PORTION WITH YOUR PAYMENT/KEEP LOWER PORTION

FOR YOUR RECORDS.

PROPERTY DESCRIPTION
555000 10.23.35 ACRES: 0.17 ac CLS: 1 Family Res SCHOOL: SCARSDALE CENTRAL SC

PROPERTY LOCATION
173 JOHNSON RD
ACCT NO
102496000

BILL DATE: 7/1/2015
 BILL NO: 202487
 FISCAL YR: 6/2015-5/2016
 WARRANT DATE: 6/12/2015
 ASST. ROLL YR: 2014
 EST. STATE AID: \$2,531,389
 NYS SCHL DIST CODE: 567

Item Description	Total Tax Levy	% Change From Prior Year	Assessed Total Value	Assessed Taxable Value	Tax Rate	Tax Amount
2015-2016 VILLAGE TX	37,082,863	2.68	671,000	671,000	4.114714	2,760.97

Exemptions	Assessed Full Value	Exempt Value	Assessed Taxable Value

2,760.97	TOTAL AMOUNT DUE
08/03/2015	DUE DATE

ADDITIONAL INFORMATION

FULL MARKET VALUE OF THIS PROPERTY: 671,000
 UNIFORM PERCENT USED TO CALCULATE FULL MARKET VALUE: 100.00

To avoid penalties, make sure your payment is delivered to the Tax Office by 8/3/2015. The Village Hall dropbox will be locked at 5:00 pm August 1. The STAR exemption is applicable to the SCHOOL TAX only. Please read the back of the tax bill for other important information.

2015



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-556 (1/06)

APPLICATION FOR REFUND AND CREDIT OF REAL PROPERTY TAXES
FOR THE YEAR(S) 20 14

Part I: To be completed in duplicate by Applicant. For refund or credit of real property tax, submit both copies to County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer), or in a village which has retained its assessing unit status, submit to the village assessor or chairman of village board of trustees. The application must be submitted within three years of the annexation of the warrant for the collection of such tax. For an "unlawful entry" as defined in Sec. 550(7)(a) of the Real Property Tax Law, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll. (See definitions on reverse side).

Anthony Pusateri
 1a. Name of Owner
 3726 Connecticut Ave. NW, apt. 213
 Washington, DC 20008
 1b. Mailing Address
 tonyp07@verizon.net
 1c. E-mail Address (optional)
 10.23.35

Day 914, 525-1327 Evening / same
 2. Telephone Number
 173 Johnson Rd., Scarsdale, N.Y. 10583
 3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)
 5. Account No. 102496000 6a. Amount of taxes paid or payable see att'd. 6b. Date of payment (if paid) see att'd.
 (as appears on tax bill)

7. I hereby request a refund or credit of real property taxes levied for the year(s) 2014 by County Village and School
 for the following reasons (use additional sheets if necessary):
 (Tax levying body)
 * Insert name of village, county, city, school district; town in Westchester County
8/29/16 Date
Anthony P. Pusateri Signature of Applicant

PART II: For use by COUNTY DIRECTOR, VILLAGE ASSESSOR: Attach written report including documentation and recommendation (Include type of error as defined in Sec. 550)
 Date application received: 9/7/16 Date warrant annexed: 4/1/14; 7/1/14; 9/1/14
 Last day for collection of taxes without interest: _____
 Recommendation: Approve application* Deny Application
9/7/16 Date Margaret D. Angelo Signature of Official

If box is checked, this copy is for assessor and board of assessment review of city/town/village of _____ which are to consider attached report and recommendation as equivalent of petitions filed pursuant to section 553.

PART III: For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION _____
 (Insert Number or Date)
 APPLICATION APPROVED (Check reason) Clerical error Unlawful entry Error in essential fact
 Amount of taxes paid: \$ 14,555.90 Amount of taxes due: \$ 13,927.08
 Amount of refund or outstanding tax to be credited: \$ 628.82

APPLICATION DENIED Reason: _____
 _____ Date _____ Signature of Chief Executive Officer or Official Designated by Resolution

VILLAGE/TOWN OF SCARSDALE

STATEMENT OF TAXES

BILL DATE: 7/1/2014
 BILL NO: 202486
 FISCAL YR: 6/2014-5/2015
 WARRANT DATE: 6/12/2014

TAX TYPE: Village Tax

MAKE CHECKS PAYABLE TO: VILLAGE OF SCARSDALE

PROPERTY DESCRIPTION
 555000 10.23.35
 ACRES: 0.17 ac
 CLS: 1 Family Res
 SCHOOL: SCARSDALE CENTRAL SC

PROPERTY LOCATION
 173 JOHNSON RD
ACCOUNT NUMBER MAIL CODE
 102496000

ASST ROLL YR	TAX AMOUNT DUE
2013	2,581.90
IF PAYMENT IS MADE AFTER 8/1/2014 YOU MUST PAY TAX AND PENALTY PER SCHEDULE SHOWN BELOW	
IF PAID BY:	TAX AMOUNT DUE PLUS
9/04/2014	2% Penalty
10/01/2014	3% Penalty
10/31/2014	4% Penalty

|||||
 PUSATERI ANTHONY P
 APT. 213
 3726 CONNECTICUT AVE NW
 WASHINGTON DC 20008

'X' THIS BOX TO RECEIVE RECEIPT



RETURN UPPER PORTION WITH YOUR PAYMENT/KEEP LOWER PORTION

FOR YOUR RECORDS.

PROPERTY DESCRIPTION
 555000 10.23.35
 ACRES: 0.17 ac
 CLS: 1 Family Res
 SCHOOL: SCARSDALE CENTRAL SC

PROPERTY LOCATION
 173 JOHNSON RD
ACCT NO 102496000

BILL DATE: 7/1/2014
 BILL NO: 202486
 FISCAL YR: 6/2014-5/2015
 WARRANT DATE: 6/12/2014
 ASST. ROLL YR: 2013
 EST. STATE AID: \$2,071,589
 NYS SCHL DIST CODE: 567

Levy/Description	Total Tax Levy	% Change From Prior Year	Assessed Total Value	Assessed Taxable Value	Tax Rate	Tax Amount
2014-2015 VILLAGE TX	36,116,001	3.90	10,000	10,000	258.190000	2,581.90

Exemptions	Tax Purpose	Assessed Value	Exempt Value
------------	-------------	----------------	--------------

2,581.90	TOTAL AMOUNT DUE
8/1/2014	DUE DATE

ADDITIONAL INFORMATION

FULL MARKET VALUE OF THIS PROPERTY: 578,035
 UNIFORM PERCENT USED TO CALCULATE FULL MARKET VALUE: 1.73

To avoid penalties, make sure your payment is delivered to the Tax Office by 8/1/2014. The Village Hall dropbox will be locked at 5:00 pm August 1. The STAR exemption is applicable to the SCHOOL TAX only. Please read the back of the tax bill for other important information.

VILLAGE/TOWN OF SCARSDALE

STATEMENT OF TAXES

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

2014

173 Johnson Rd. - Property of Pusateri

Property Values & Assessments - Corrections of an Error - Calculation of Refunds

YR #	AV YR	TAX YR	AV BASED ON INCORRECT AC LAND AREA/RAR	INDICATED FAIR MARKET VALUE @ .17 ac	APPLICABLE TAX RATES	BY TAXING ENTITY	ACTUAL TAXES PAID	CORRECTED 2015 AV SETTLEMENT VALUE	INDICATED AV - FOR THE PROPERTY @ .11 ac	APPLICABLE TAX RATES (CTY, SWR, WASTE, VILL, SCHL)	TOTAL TAXES THAT SHOULD HAVE BEEN PAID	AMOUNT OF REFUND	
1	2015	2016	\$671,000	\$671,000	\$3,402,758	CTY	\$2,283.25	650,000	650,000	\$3,402,758	\$2,211.79	\$71.46	
				100%	671,000	0.506907	HUTCH SWR	340.13	100%	650,000	0.506907	329.49	10.64
				671,000	0.306855	WASTE	205.90	650,000	0.306855	6.44			
				671,000	4.256993	VILLAGE	2,856.44	650,000	4.256993	2767.05			
2016 Tax Year Totals				671,000	14.816988	SCHOOL	9,942.20	650,000	14.816988	9,631.04	311.16		
			Total			-\$15,628		Total		15,138.83	\$489.09		
2	2014	2015	671,000	671,000	3,589,225	CTY	2,408.37	625,000	625,000	3,589,225	2,243.27	165.10	
				100%	671,000	0.565546	HUTCH SWR	379.48	100%	625,000	0.565546	353.47	26.01
				671,000	0.331793	WASTE	222.63	625,000	0.331793	15.26			
				671,000	4.114714	VILLAGE	2,760.97	625,000	4.114714	189.27			
2015 Tax Year Totals				671,000	14.826801	SCHOOL	9,948.78	625,000	14.826801	9,266.75	682.03		
			Total			\$15,720		Total		14,642.56	1,077.67		
3	2013	2014	10,000	578,035	216,627,301	CTY	2,166.27	553,035	9,568	216,627,301	2,072.69	93.58	
				1.73%	578,035	34,833,200	HUTCH SWR	348.33	1.73%	9,568	34,833,200	333.28	15.05
				578,035	19,891,902	WASTE	198.92	9,568	19,891,902	8.59			
				578,035	258,190,000	VILLAGE	2,581.90	9,568	258,190,000	111.54			
2014 Tax Year Totals				578,035	926,047,501	SCHOOL	9,260.48	9,568	926,047,501	8,860.42	400.05		
			Total			\$14,556		Total		13,927.08	628.82		
											Total Refund Owning All Years*	\$2,195.58	

*slight differences due to rounding

9/27/16

CME

SCHEDULE A

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Village of Scarsdale, County of Westchester and State of New York, known and designated as Parcel II as shown on a certain map entitled "Subdivision Map of Lots 35, 36, 37 & 38 Block 23 as shown on Map of Arthur Manor filed in Westchester County, Register's Office on February 3, 1892 as Map No. 1013 Village & Town of Scarsdale, Westchester County, New York" made by Donald R. Calabrese Assoc's Inc., dated December 21, 1983 and revised April 19, 1984 and filed in the Westchester County Clerk's Office, Division of Land Records on May 22, 1984 as Map No. 21570 and which said parcel is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Johnson road where the same is intersected by the division line between lots 35 & 34 in Block 23 as shown on Map of Arthur Manor filed in the Westchester County Clerk Office, Division of Land Records as Map No. 1013 and which point is also distant 300 feet southerly as measured along the westerly side of Johnson Road from the corner formed by the intersection of the westerly side of Johnson Road with the southerly side of Grand Boulevard;

RUNNING THENCE along said Johnson Road, south 35 degrees 12 minutes 00 seconds west 50 feet to the division line between Parcels II & I as shown on above filed map No. 21570, said point also being the division lots 36 & 37 in Block 23 as shown on filed map No. 1013;

THENCE along said last mentioned division line north 54 degrees 48 minutes 00 seconds west 100 feet to the division line between lots 36 & 18 in Block 23 as shown on filed Map No. 1013;

THENCE along the division line between lots 36 & 35 and lots 18 & 17 in Block 23 north 35 degrees 12 minutes 00 seconds east 50 feet to the division line between lots 35 and 34 in Block 23 as shown on map No. 1013;

THENCE along said division line, south 54 degrees 48 minutes 00 seconds east 100 feet to the westerly side of Johnson Road at the point or place of BEGINNING.

For Informational Purposes Only

Premises: 173 JOHNSON ROAD
SCARSDALE, NY 10583

Reference #: Reference No. 17715
Record Owner(s): ANTHONY P. PUSATERI

District _____ Section 10 Block 23 Lot 35

Said premises is or will be improved by a one or two family dwelling only.
Record & Return to: The Bank of New York (DE), Keith Barrett, Operations Department, POB 6973, Newark, DE 19714

This Schedule A has been made accessible via our website for review only purposes. The final Schedule will be included with your Title Commitment. Any changes made to the Schedule which have not been sanctioned by Titleserv, Inc. will not be included in the title policy and therefore will not be insured.

Issued by:
TITLESERV, INC.
(516) 719-4200
(203) 831-0700

Schedule A Includes Page 1 of 1

*Easier Description to Read
Separately 100 x 50
Lot 100 x 75*

APP

51250

15825

SUBDIVISION MAP OF LOTS NOS 35, 36, 37 & 38, BLOCK 23,
 AS SHOWN ON "MAP OF ARTHUR MANOR"
 FILED IN N.C.O. R.O. ON FEB 9, 1932, AS MAP NS:1013,
VILLAGE OF TOWN OF SCARSDALE,
WESTCHESTER CO., N.Y.
 DATA - DEC. 27, 1933. REVISED - APRIL 12, 1934. SCALE 2"=100'

DONALD R. CALABRESSE ASSOCS INC.
 LAND SURVEYORS
 30 SOUTH BROADWAY, 963-0338 YONKERS, N.Y.
 WE, DONALD R. CALABRESSE ASSOCS INC, THE SURVEYORS
 WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE
 SURVEY ON WHICH THIS MAP WAS BASED WAS MADE
 ON DEC. 27, 1933 AND THAT THIS MAP WAS COMPLETED
 ON APRIL 12, 1934.

COUNTY SHEET 44, BLOCK 4707. 1
 WESTCHESTER COUNTY - DEPARTMENT OF HEALTH,
 WHITE PLAINS, NEW YORK.
 APPROVED SUBJECT TO THE PROVISION OF PUBLIC WATER
 SUPPLY FACILITIES AND PUBLIC SEWAGE DISPOSAL
 FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER
 CONSTRUCTED.
 ANY REVISIONS, CHANGES, ADDITIONS OR ALTERATIONS
 OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF
 OTHER APPROVING AUTHORITY AND THE DATE THEREOF
 MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL
 SHALL INVALIDATE THE APPROVAL.

Donald R. Calabrese
 N.Y.S. SURVEYOR & LIC. NO. 46577



RECOMMENDED BY:-
Victor O. Toman, M.D. 5/22/84
 COMMISSIONER OF HEALTH DATE
 10 Deputy 22/5/84
 DATE

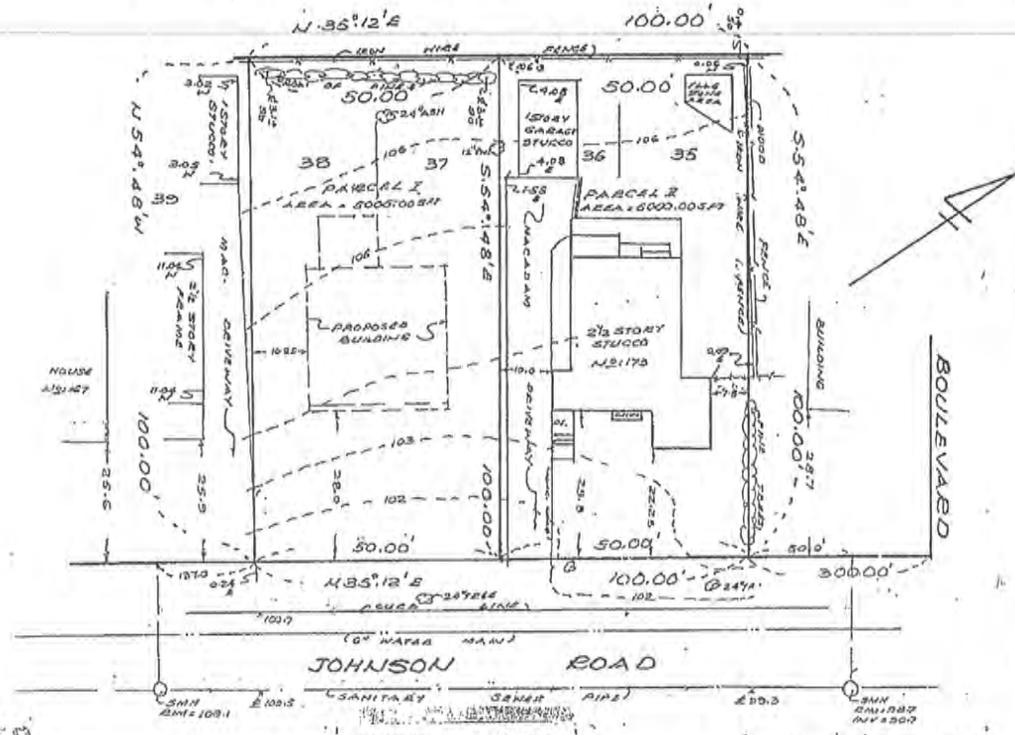
Filed in the Office of the County Clerk of Westchester
 County (Division of Land Records)
 May 22, 1984
Andrew J. Spitzer County Clerk

APPROVED BY:-
Donald J. Tully 5-22-84
 CLERK TOWN/VILLAGE OF SCARSDALE DATE

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE
 DIVISION OF LAND RECORDS
William J. Redmond 5/22/84
 OWNER DATE

FILED MAY 22 1984
 NUMBER 21570
 AMT. PAID 10-

FILED IN WESTCHESTER COUNTY, DIVISION OF LAND RECORDS ON
 AS MAP NS:



DRAWING SIZE C
 REDUCTION RATIO 16:1

Vertical scale on the left side of the page with markings for 2, 3, 4, 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100.