

TOWN OF MOUNT PLEASANT

MINUTES OF THE REGULAR
MEETING OF THE TOWN BOARD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, N.Y.
HELD APRIL 22, 2025

PRESENT	SUPERVISOR	- CARL FULGENZI
	COUNCILPERSONS	- THOMAS SIALIANO
		- DANIELLE ZAINO
		- MARK SARACINO
		- EMILY COSTANZA
TOWN CLERK	- DARIUS CHAFIZADEH	
TOWN ATTORNEY		

Councilwoman Smalley was Absent.

The Supervisor opened the meeting at 7:00 PM with a Salute to the Flag.

I. Presentations

Celebrating Our Youth Honoree, Ryan Pero

RESOLUTION

The Town Board recognized Ryan Pero, a sophomore at Byram Hills High School, as a recipient of the Town's Celebrating Our Youth Program.

Councilwoman Zaino read aloud the following:

Ryan Pero has been a dedicated volunteer at the JCCA residential campus in Pleasantville since he was eight years old. He volunteers there every month, building friendships with the boys who live in the organization's cottage homes and offering peer guidance and support. In recent years, Ryan has taken on a leadership role by running a summer sports camp on campus. Through this camp, he introduces the children to new sports, teaches them how to play, and helps them step out of their comfort zones. Ryan finds that learning new sports helps the young people there process their feelings and develop healthy coping mechanisms. He takes great pride in his work and finds joy in seeing the children - many of whom lack permanent homes, traditional family structures, and have endured abuse and neglect - experience happiness.

Ryan is also a member of Mu Alpha Theta (Math Honors Society), the Student Leadership Board at Byram Hills High School, the Varsity Boys Soccer Team, as well as the New York Soccer Club. Ryan loves being in the Business Club at his high school and doing financial stock portfolio research.

Supervisor Fulgenzi presented Ryan with a Certificate of Recognition and invited him to speak. Ryan delivered a brief speech about what inspires him to volunteer

and what it means to him. The Town Board thanked him for his service to the community.

II. Public Hearings

Public Hearing to Consider a Local Law Amending RESOLUTION 198-25
Town Code Section 218-109, Dealing with the Town
Zoning Code Amendment Procedure and the Notices
Required Thereunder

The Town Supervisor opened the Public Hearing. The Town Clerk read the public notice aloud.

Speakers were in support of the local law, but requested that it be applied retroactively to include the rezoning of 75 North Kensico Avenue, which was approved by the Town Board following a Public Hearing on March 11, 2025. There was extensive commentary and discussion about the 75 North Kensico rezoning, which did not pertain to the topic of this Hearing.

- Jim Russell, Hawthorne
- Amelia Scordo, Valhalla
- Meghan DePalma, Valhalla
- Anthony Pesce, Valhalla
- Donna Babak, Valhalla

Upon motion of Councilman Saracino, seconded by Councilwoman Zaino and carried, it was,

RESOLVED: That the Public Hearing is closed.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

III. Supervisor's Report

Authorization to Submit a Home Rule Request to RESOLUTION 199-25
Extend the Mount Pleasant Hotel/Motel Occupancy
Tax via Senate Bill S5191 and Assembly Bill A6220

Upon motion of Councilwoman Zaino, seconded by Councilman Sialiano and unanimously carried, it was,

RESOLVED, that pursuant to Article IX of the New York State Constitution, the Town Board of the Town of Mount Pleasant hereby concurs with the Town Supervisor's request to extend the Mount Pleasant Hotel/Motel Occupancy Tax until September 1, 2027 by the enactment of New York State Assembly

Bill No. A6220 and New York State Senate Bill No. S5191.

BE IT FURTHER RESOLVED, that the Town Clerk of the Town of Mount Pleasant is hereby authorized to certify a Home Rule request form and forward the required copies to the New York State Assembly and New York State Senate pertaining to same.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization for Spring High School Internship in the Building Department RESOLUTION 200-25

Upon motion of Councilman Saracino, seconded by Councilwoman Zaino and carried, it was,

RESOLVED: That approval is granted for an internship for Cloe Perez, a Westlake High School Senior participating in the school's Senior Internship Program, beginning the first week of May 2025 with the requirement of completing up to 30 hours of experience per week. Cloe will experience municipal plan review work.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization to Dispose of HP LASERJET M806 from the Receiver of Taxes' Office RESOLUTION 201-25

Upon motion of Councilman Sialiano, seconded by Councilman Saracino and carried, it was,

RESOLVED: That authorization is granted to dispose of one (1) unrepairable HP LASERJET M806 from the Receiver of Taxes' Office.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization to Approve License Agreement with the County of Westchester for Commuter Parking Lot through December 31, 2025 RESOLUTION 208-25

Upon motion of Councilman Sialiano, seconded by Councilwoman Zaino and carried, it was,

RESOLVED: That the Town Supervisor is authorized to sign the License Agreement with the County of Westchester for the use of the land identified as Section 106.18-1-2 (Commuter Parking Lot at Broadway Field) in the Town of Mount Pleasant commencing retroactively from May 1, 2024 and

terminating on December 31, 2025 for a fee of \$2,690.00 per month.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization to Approve the Transfer of Property (Commuter Parking Lot) from the County of Westchester to Town of Mount Pleasant for \$0 and Granting Easement to the County of Westchester for Sewer Line	RESOLUTION 209-25
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Upon motion of Councilwoman Zaino, seconded by Councilman Saracino and carried, it was,

RESOLVED: That the Town Board hereby authorizes the Transfer of Property (Broadway Commuter Parking Lot) from the County of Westchester to the Town of Mount Pleasant for \$0 and an Easement to the County of Westchester for the sewer line.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Receiver of Taxes Report	RESOLUTION
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[RECEIVER OF TAXES REPORT](#)

IV. Business from the Floor

The Town Supervisor opened the meeting to Business from the Floor.

There was further discussion about the March 11, 2025 decision to rezone 75 North Kensico Ave. to VH - Valhalla Hamlet Zoning. Speakers again requested that the Town Board apply the proposed Local Law discussed earlier during the Public Hearing to retroactively include that decision. Town Board members said they still felt it was a good decision for the property and that the VH zoning allows for a variety of appropriate options for the property. Speakers mentioned various concerns about the size of the 34-unit apartment complex currently proposed for the property. The Town Board and Town Attorney explained that only the rezoning was approved, not the proposal, and that there will be multiple opportunities to voice those concerns during the Planning Board process. Meghan DePalma of Valhalla asked which approval track (pg. 80 of Hamlet Zoning Code) will apply to this property. Mr. Chafizadeh said he would review and reach out to her. Other speakers on the topic were Anthony Pesce of Valhalla and Jim Russell of Hawthorne.

Robert Marshall, a school bus driver for the Mount Pleasant Central School District, discussed safety concerns about speed and visibility at the intersection of Nanny Hagen Rd. and Swanson Dr. He requested speed cameras be installed to deter speeding.

There were no additional speakers.

V. Town Clerk

Town Clerk's Report

RESOLUTION

[TOWN CLERK'S REPORT](#)

VI. Council Reports

Councilman Sialiano

Comptroller's Memo

RESOLUTION 202-25

Upon motion of Councilman Sialiano, seconded by Councilwoman Zaino and carried, it was,

RESOLVED: That authorization is granted to the Comptroller for payment of the following claims:

[SEE ATTACHED MEMO](#)

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization for Budget Amendment and Interfund Transfers

RESOLUTION 203-25

Upon motion of Councilman Sialiano, seconded by Councilman Saracino and carried, it was,

RESOLVED: That the Comptroller is authorized to amend the budget and create any transfers between funds per recommendation of PKF O'Connor Davies, LLP for the 2024 fiscal year audit.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization for Final Lump Sum Payout for Police Department Employee

RESOLUTION 204-25

Upon motion of Councilman Sialiano, seconded by Councilwoman Zaino and carried, it was,

RESOLVED: That authorization is granted to the Comptroller for the final lump sum payout to Police Department employee Sean Forde, as follows:

<u>Pay Type</u>	<u>Hours</u>	<u>Hourly Rate</u>	<u>Amount</u>
Vacation	127.25	86.1573	\$10,963.52
Comp Time	15.00	86.1573	\$1,292.36
Unused Sick	120.00	86.1573	\$10,338.88
Unused Sick	160.00	86.1573	\$13,785.17
Unused Sick	240.00	86.1573	\$20,677.75
Holiday	32.00	86.1573	\$2,757.03
			\$59,814.71

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Councilwoman Zaino

Purchase Order 70-25-40: One (1) 10 x 12 Storage Shed for the Town Pool Complex RESOLUTION 205-25

Upon motion of Councilwoman Zaino, seconded by Councilman Sialiano and carried, it was,

RESOLVED: That authorization for Purchase Order No. 70-25-40 is granted to Acorn Farms and Country Store, 470 Mamaroneck Avenue, Harrison, NY 10528 for one (1) 10 x 12 ft. mini barn storage shed delivered for the Town Pool Complex at a cost of \$4,225.00.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Councilman Saracino

Authorization to Deposit Bond for Curb Cut Permit No. 1511 RESOLUTION 206-25

Upon motion of Councilman Saracino, seconded by Councilman Sialiano and carried, it was,

WHEREAS, Curb Cut Permit No. 1511 has been issued to Daniel Blaize, 254 Myrtle Avenue, Hawthorne, for work being performed at the property; and

WHEREAS, a check covering the bond amount of \$540.00 for said Curb Cut Permit has been forwarded to the Office of the Comptroller; be it

RESOLVED that the Comptroller is authorized to deposit said check in the Escrow Account, where it shall remain until the work being performed under the bond has been completed and the road restored to the satisfaction of the Highway Superintendent.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Authorization to Appoint Bianca Licciardone to the Vacant Title of Intermediate Account Clerk in the Highway Department, Effective April 23, 2025, Salary and Benefits Per CSEA White Collar Agreement

RESOLUTION 207-25

Upon motion of Councilman Saracino, seconded by Councilman Sialiano and carried, it was,

RESOLVED: That the Highway Department is authorized to appoint Bianca Licciardone of Thornwood to the vacant title of Intermediate Account Clerk, effective Wednesday, April 23, 2025 at a salary and benefits per the current CSEA White Collar Agreement.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Councilwoman Smalley

VII. Schedule of Meetings

Work Session: Tuesday, May 6, 2025, at 7:00 PM

RESOLUTION

Business Session: Tuesday, May 13, 2025, at 7:00 PM

RESOLUTION

VIII Adjourn

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Upon motion of Councilman Sialiano, seconded by Councilman Saracino and carried, it was,

RESOLVED: That the meeting is adjourned at 8:38 PM.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilman Saracino - ABSENT - Councilwoman Smalley

Respectfully Submitted,



April 22, 2025

EMILY COSTANZA
TOWN CLERK
TOWN OF MOUNT PLEASANT
[MIN_SIGNATURES]

