

TOWN OF MOUNT PLEASANT

MINUTES OF THE REGULAR
MEETING OF THE TOWN BOARD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, N.Y.
HELD JULY 8, 2025

PRESENT	SUPERVISOR	- CARL FULGENZI
	COUNCILPERSONS	- LAURIE SMALLEY
		- THOMAS SIALIANO
		- DANIELLE ZAINO
		- MARK SARACINO
	TOWN CLERK	- EMILY COSTANZA
	TOWN ATTORNEY	- CHRISTOPHER FELDMAN

Resolution 283-25 was moved to the top of the meeting.

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

I. Supervisor's Report

Call for a Public Hearing to Consider Proposed Local Law Prohibiting Battery Energy Storage Systems within the Town RESOLUTION 266-25

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

RESOLVED: That the Town Clerk is authorized to advertise Notice of Public Hearing to consider a proposed local law prohibiting Battery Energy Storage Systems (BESS) within the Town on Tuesday, August 12, 2025 at 7:00 PM at Town Hall, 1 Town Hall Plaza, Valhalla, NY 10595.

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

Call for a Public Hearing to Increase Water Rate 2025 and 2026 for all Town Water Districts RESOLUTION 267-25

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

RESOLVED: That the Town Clerk is authorized to advertise Notice of Public Hearing to consider a proposed local law to increase the 2025 and 2026 water rates for all Town Water Districts on Tuesday, August 12, 2025 at 7:00 PM at Town Hall, 1 Town Hall Plaza, Valhalla, NY 10595.

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman

Sialiano, Councilwoman Smalley, Councilman Saracino

Call for a Public Hearing for Proposed Local Law RESOLUTION 268-25
Amending Building Lot Coverage within the Valhalla
Hamlet Zoning District

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

RESOLVED: That the Town Clerk is authorized to advertise Notice of Public
Hearing to consider a proposed local law amending building lot coverage
within the Valhalla Hamlet zoning district on Tuesday, August 12, 2025 at 7:00
PM at Town Hall, 1 Town Hall Plaza, Valhalla, NY 10595.

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

Refer Proposed Amendments to Valhalla Hamlet Zone, RESOLUTION 269-25
Limit Floor Area Ratio (FAR) to Properties
Adjacent/Across Street from Residential Zone from 1.0
FAR to .5 FAR, to the Planning Board

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

RESOLVED: That the Town Board refers to the Planning Board, for review
and comments, proposed Valhalla Hamlet Zone amendments to limit Floor
Area Ratio (FAR) from 1.0 FAR to .5 FAR for properties adjacent/across the
street from a residential zone.

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

Purchase Order 135-25-06: 2025-2026 Tax Map RESOLUTION 270-25
Maintenance Services for Assessor's Office

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

RESOLVED: That authorization for Purchase Order No. 135-25-06 is granted
to LiRo GIS, Inc., 235 East Jericho Tpke., Mineola, NY 11501 for 2025-2026
tax map maintenance services for the period July 1, 2025 to June 30, 2026 at
a cost of \$13,527.00

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

Purchase Order 162-25-03: Plan Review for Pepsico RESOLUTION 271-25
Building 350 Project, 350 Columbus Avenue

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

RESOLVED: That authorization for Purchase Order No. 162-25-03 is granted to JHW Plan Review Services LLC, PO Box 40, Pleasant Grove, AL 35217 for plan review of PepsiCo Building 350 project at 350 Columbus Ave., Valhalla for a total cost of \$4,950.00.

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

Authorization to Remove 1 Charles Court from County Saw Mill Sewer District RESOLUTION 272-25

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

WHEREAS, certain property owner(s) have requested removal of their property from the Westchester County Saw Mill Sewer District; and

WHEREAS, it is believed by the Town of Mount Pleasant that the property satisfies all criteria set forth by the Westchester County Department of Environmental Facilities (WCDEF) for removal of a property from the tax base; and therefore be it

RESOLVED, that the Westchester County Board of Legislators is requested to remove the following parcel from the Westchester County Saw Mill Sanitary Sewer District:

Name	Tax ID	Address
Urmaz Karner	91.17-1-7	1 Charles Ct., Chappaqua

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

Correction to Tax Bill for Parcel ID 106.10-5-24 Due to Revision of 2024 Assessment Roll RESOLUTION 273-25

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

RESOLVED: That the Receiver of Taxes is authorized to remove past real estate taxes in the amount of \$432.92 for parcel ID 106.10-5-24 located on King Street, Pleasantville to reflect changes made by the Assessor's Office on the 2024 Assessment Roll.

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

Authorization to Enter into Agreement with the Town of New Castle for Installation of Police Equipment on Whippoorwill Water Tower RESOLUTION 274-25

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

RESOLVED: That the Town Board authorizes the agreement with the Town of New Castle to allow the installation of Mount Pleasant Police equipment on Whippoorwill Water Tower.

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

Authorization to Waive the Statutory 30-Day Waiting Period for On-Premises Liquor License for Fabian Pizza, LLC., d/b/a Valhalla Pizza Station, 18 Broadway, Valhalla RESOLUTION 275-25

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

WHEREAS, Fabian Pizza, LLC, d/b/a/ Valhalla Pizza Station, a restaurant located at 18 Broadway, Valhalla, NY 10595 in the Town of Mount Pleasant, intends to file with the New York State Liquor Authority for a Restaurant Wine License to sell beer, wine, and cider for On-Premises consumption; and

WHEREAS, pursuant to Alcohol Beverage Control Law Sec. 64(2A), an applicant must give the municipality thirty (30) days' notice of the pending license application unless the municipality consents to waive this thirty (30) day requirement; be it

RESOLVED that the Town Board of the Town of Mount Pleasant hereby waives the thirty (30) day notice period in regard to Fabian Pizza, LLC, allowing an earlier submission of the license application.

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

Authorization to Approve Street Closing Permits for (i.) Greenwood Lane from 28 Greenwood Lane to 30 Greenwood Lane and (ii.) Pythian Avenue from Weed Avenue to Serrano Avenue RESOLUTION 276-25

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

RESOLVED: That Street Closing Permits are granted to the following

applicants:

Jonathan Battista - Greenwood Ln., Valhalla

Closing: Greenwood Ln. from 28 Greenwood Ln. to 30 Greenwood Ln. on Sunday, August 31, 2025 from 3:00 PM to 11:00 PM for a block party (rain date: Saturday, September 6, 2025 from 3:00 PM to 11:00 PM).

Marie Maldonado - Weed Ave., Hawthorne

Closing: Pythian Ave. from Weed Ave. to Serrano Ave. on Saturday, September 20, 2025 from noon to 11:30 PM for a block party (no rain date).

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

Investment Report

RESOLUTION

THE SUPERVISOR REPORTED THAT THE CURRENT RATE OF INTEREST IS 3.75%.

II. Business from the Floor

The Supervisor opened the meeting to Business from the Floor.

Speakers:

- Robin Farrell, Tuxedo Pl.: Concerned that the BESS moratorium will expire on September 11th before anything can be put in its place. Asked how tabletop exercises and emergency management plans are coming along. Wanted to make sure we're committed to this ban of large-scale BESS even after elections.
- Fran Carlucci, Tuxedo Pl.: Spoke in favor of a BESS ban.
- Rebecca Bello, Beverly Rd.: Echoed Ms. Farrell's concerns. Asked whether the board feels confident making decisions and whether they have enough information to go forward and pass the law.
- Kurt Myers, N. Kensico Rd.: Regarding the proposed change to the Valhalla Hamlet Zone, said he will take a win as a win.

Councilman Sialiano gave a brief update about the status of the emergency management plan and tabletop exercises, for which he is a committee member.

Councilman Saracino said he hopes we can close the BESS public hearing (on August 12th) and vote before the BESS moratorium expires on September 11th.

There were no additional speakers from the floor.

III. Town Clerk

Town Clerk's Report

RESOLUTION

[TOWN CLERK'S REPORT](#)

IV. Council Reports

Councilman Sialiano

Comptroller's Memo

RESOLUTION 277-25

Upon motion of Councilman Sialiano, seconded by Councilwoman Zaino and unanimously 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, Councilwoman Smalley, Councilman Saracino

Authorization for Budgetary Amendments and Transfers

RESOLUTION 278-25

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

RESOLVED: That the Comptroller is authorized to complete various departmental budget amendments and transfers.

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

Authorization to Promote Michelle Knapp to the Title of Junior Accountant in the Comptroller's Office Effective July 9, 2025, Salary per CSEA White-Collar Collective Bargaining Agreement

RESOLUTION 279-25

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

RESOLVED: That authorization is granted to promote Michelle Knapp to the title of Junior Accountant in the Comptroller's Office, effective July 9, 2025 at a salary per the CSEA White Collar agreement.

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

Councilwoman Zaino

Purchase Order 70-25-43: End of Camp Cleaning at Westlake High School RESOLUTION 280-25

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

RESOLVED: That authorization for Purchase Order No. 70-25-43 is granted to Anago Cleaning Systems, 10 New King Street, Suite 110, White Plains, NY 10604 for the deep cleaning of Westlake High School after 2025 Summer Camp ends, at a cost of \$3,379.00.

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

Purchase Order 70-25-44: End of Camp Cleaning at Columbus Elementary School RESOLUTION 281-25

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

RESOLVED: That authorization for Purchase Order No. 70-25-44 is granted to Top Maintenance Services LLC, 107 Eastview Drive, Valhalla, NY 10595 for the deep cleaning of Columbus Elementary School after the 2025 Summer Camp ends, at a cost of \$7,390.00.

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

Councilman Saracino

Purchase Order 50-25-09: Repair to HD Sweeper 1 RESOLUTION 282-25

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

RESOLVED: That authorization for Purchase Order No. 50-25-09 is granted to Camerota Truck Parts, PO Box 1134, Enfield, CT 06083 for repair to HD Sweeper 1 at a cost of \$2,734.64.

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

Councilwoman Smalley

Authorization to Extend an Offer of Employment to Police Officer Candidate Effective July 9, 2025, Salary per Collective Bargaining Agreement with the PBA RESOLUTION 283-25

Upon motion of Councilwoman Smalley, seconded by Councilman Sialiano and

unanimously carried, it was,

RESOLVED: That the Police Department is authorized to extend a conditional offer of employment to Police Officer candidate Michael Remy of Thornwood, effective July 9, 2025 at a salary per the PBA collective bargaining agreement.

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

V. Town Attorney

VI. Schedule of Meetings

Work Session: Tuesday, August 5, 2025, at 7:00 PM RESOLUTION

Business Session: Tuesday, August 12, 2025, at 7:00 PM RESOLUTION
PM

VII. Adjourn

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

RESOLVED: That the meeting is adjourned at 7:50 PM.

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

[MIN_SIGNATURES]

July 8, 2025