

TOWN OF MOUNT PLEASANT

MINUTES OF THE REGULAR MEETING OF THE TOWN BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD OCTOBER 14, 2025

PRESENT

SUPERVISOR
COUNCILPERSONS

- CARL FULGENZI
- LAURIE SMALLEY
- THOMAS SIALIANO
- DANIELLE ZAINO
- MARK SARACINO
- EMILY COSTANZA
- DARIUS CHAFIZADEH

TOWN CLERK
TOWN ATTORNEY

Chief Paul Oliva was also Present. Resolution 393-25 was moved to the top of the meeting.

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

I. Public Hearings

Public Hearing for Proposed Local Law Amending the Building Coverage, Floor Area Ratio and Impervious Surface Requirements, for Transitional Properties within the Valhalla Hamlet Zoning District RESOLUTION 375-25

The Supervisor opened the public hearing. The Town Clerk read the public notice aloud. Mr. Chafizadeh presented an overview of the proposed law.

Anthony Pesce of Valhalla said there is still uncertainty about what is allowed versus not allowed to be built there [in the transitional zone]. Question is, why can't we make a definition of what is allowed in transitional zones?

Mr. Chafizadeh said the uses are defined and they are townhouses or multifamily only, and the size of the development would depend on the size of the lot, and would be decided at the Planning Board.

Jim Russell of Hawthorne said we shouldn't vote on this tonight and should have more discussion. He asked if the County or Town Planning Boards have given comments. He also said as it stands now, going from 70% to 50% lot coverage would have no effect on 75 North Kensico Avenue, which the developer said was 40% lot coverage. He asked to have additional discussions with the Town Planner.

Mr. Chafizadeh said the County Planning Board gave comments and we are waiting for a response from our Planning Board. There is an added setback of 30 feet for yard sides, which were all 0. This and other planning tools would reduce the size of the overall development.

Michael Marvin of Valhalla asked what happened with the neighbor of 75 North Kensico who was carved out of the zoning.

Mr. Chafizadeh said he never made an application to rezone his property.

Donna Babak of Valhalla asked how many apartments per building can be built and that a building over 5 units is a commercial building, so are we going to allow commercial buildings? She asked how many units would be allowed by the code.

Mr. Chafizadeh said a multifamily building is defined in the code as 3 units or more and is residential only, so there would be no mixed-use in this transitional zone. He said it's not possible for him or the Town Board to say definitively how many units can be built on a property without an architect or engineer, as it would depend on the lot size, green space, parking lots, etc. which all factor into lot coverage, setbacks, and impervious surface requirements. The Planning Board would review all of that once it is proposed.

Councilwoman Smalley and Supervisor Fulgenzi reiterated what Mr. Chafizadeh said.

Councilman Sialiano said this legislation is a result of listening to the public and realizing what was allowed under the code is too big for 75 North Kensico. All the zoning changes here are defined which means the Planning Board, architect, engineer, builder all need to follow it. What can be built in this area, based on this local law, is limited in nature. We don't want something to be built there that would get you upset or lower your property value. We crafted legislation that is limited in nature so it aesthetically fits into that neighborhood while giving the property owner his or her right to build something.

Mr. Chafizadeh said this would be a good first step.

Councilman Sialiano said realize right now there is no application to build. Nothing in front of the Planning Board, nothing in front of the Town Board, and nothing in front of the Zoning Board.

Mr. Pesce said somehow this property that is way out, different than near the train station and all the other businesses, got lumped in. Said he doesn't understand why the board wants to push it off to the Planning Board. If we had just shrunk the buildable square footage, harder setbacks, and other stuff that would have shrunk the building size for that piece of property, that would have made everyone happy.

It's just this one piece that doesn't make sense because it's way out of the way.

Mr. Chafizadeh said transitional properties are all the properties in the hamlet zone that are adjacent or across the street from a residential zone. Right on Madison Avenue, there is kind of a large parcel that someone could have built on two years ago. This came in and we realized that use was too big. So now these parcels are all transitional. We said let's not allow that use there - let's allow townhouses and multifamily only. Let's get rid of civic, mixed use, and one-story storefront with apartments above. And not only that, but the potential of a large project that was allowed before is not allowed now. And if someone comes in with a 50 unit development, which they wouldn't be able to do because the lots aren't that big, then we would look at it again and update it.

Mr. Pesce asked if it would be too late if something came in.

Mr. Chafizadeh said no, it wasn't too late this time. It happens in every location. It's a tool they're using to make these 29 parcels smaller because they're near a residential area.

Mr. Pesce asked if this parcel [75 N Kensico Ave.] will have access from the back of the parcel [through Cleveland St.].

Mr. Chafizadeh said that would be something that would be worked out in the Planning Board, but in this case the Fire Department had looked at it and wanted emergency access there.

Supervisor Fulgenzi said we have to be careful not to zone a property to make it useless to the owner because that can be challenged.

Mr. Russell said a point of clarification is that going from 70 to 50% won't make it any smaller because what was submitted was 40%. He suggested changing to 20% FAR.

Councilman Sialiano said to clarify, the setbacks were changed to 30ft., which limits what you can do.

Councilwoman Smalley said with the setbacks, if you were to inflict a 20% lot coverage on this developer...you have to take into consideration the lot coverage with the setbacks for the potential building.

Mr. Russell said the signs weren't updated for this public hearing.

Mr. Chafizadeh said we went out to update the 8 signs and they were all stolen, so if anyone has video of who took them, please let us know.

There were no other speakers.

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

RESOLVED: That the public hearing is closed.

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

Public Hearing to Consider a Proposed Local Law Amending Town Code Chapter 153, Peddling and Soliciting to Create a No Knock Registry

RESOLUTION 376-25

The Town Supervisor opened the public hearing. The Town Clerk read the public notice aloud.

Mr. Marvin supported the law but questioned whether he needs a sign and registration on the list. Mr. Chafizadeh said he should only need the list, and that we will provide clear language to the licensees.

There were no other speakers.

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

RESOLVED: That the public hearing is closed.

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

Public Hearing to Consider a Local Law Amending the Zoning Code Definitions under Town Code § 218-3, Enacting § 218-20.7 Affirmatively Prohibiting Roomers or Boarders in the Town, as well as Removing a Reference to Roomers or Boarders in Town Code Chapter 218 Attachment 1

RESOLUTION 377-25

The Town Supervisor opened the public hearing and said that because the board has not yet heard back from the Planning Board, the public hearing will remain open. The Town Clerk read the public notice aloud.

Gilles Pugatch and Dierks Clingner, neighbors of 66 Cedar Avenue in Pleasantville, shared complaints about the property. They said there are up to 12 tenants in the house with cars that block the road and prevent trucks from being able to deliver oil. They also said when they called the Building Department, they were unable or unwilling to enforce anything, and that pickup trucks come and remove mattresses before the Building Inspector arrives, and bring them back

after. They were also concerned about the impact on the shared well. Mr. Pugatch asked what the definition of family is.

Mr. Chafizadeh said this law would give the Building Department something to enforce.

Councilman Saracino said that "family" means the functional equivalent of a traditional family. Some also use the term "housekeeping unit," so you can have good friends of yours who are staying with you, that are a part of your family unit; you know them, they are not transients renting for a week or a month and then leaving. So it's a traditional family or the functional equivalent of a traditional family.

Anthony Pesce of Valhalla said take into account all of these issues when you have a multi-unit building on the water, parking...[inaudible].

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

RESOLVED: That the public hearing will remain open and will continue on Tuesday, October 28, 2025 at 7:00 PM in the same place.

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

II. Supervisor's Report

Authorization to Adopt Proposed Local Law Amending RESOLUTION 378-25 the Building Coverage, Floor Area Ratio and Impervious Surface Requirements, for Transitional Properties within the Valhalla Hamlet Zoning District

The Town Board determined that the proposed amendments to the Valhalla Hamlet Zoning District was an unlisted action under the New York State Environmental Review Act and after considering the Short Environmental Assessment Form prepared by staff, determined that such local law would not have a significant adverse effect on the environment and adopted a negative declaration.

LOCAL LAW NO. 11-2025

A LOCAL LAW AMENDING TOWN CODE § 218-68.1(F), HAMLET ZONING DISTRICTS, BUILDING TYPE REGULATIONS

WHEREAS, Town of Mount Pleasant Town Code § 218-68.1 regulates the zoning of the Hamlet Zoning Districts within the Town of Mount Pleasant;

WHEREAS, following the creation of the Hamlet Zoning Districts, the Valhalla Hamlet Zoning District regulations would allow large density projects to abut some of the Town's lower density, residential districts including R-10 and R-40 Zoning Districts;

WHEREAS, the Town Board wishes to establish transitional parcels in the Valhalla Hamlet Zone which abut or are directly across the street from a residential Zoning District (hereinafter the "Transitional Parcels");

WHEREAS, in order to protect the lower density residential districts, General Commercial, Mixed Use, One-Story Commercial and Civic Buildings will be precluded from the Transitional Parcels; and

WHEREAS, additional front yard setbacks, side yard setbacks, maximum building coverage, floor area ratio and maximum impervious surface regulations will be established for Multi-Family Buildings in the Transitional Parcels.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Mount Pleasant hereby amends Town Code Chapter §218-68.1, *Hamlet Zoning Districts*, as follows with ~~strike through~~ language being removed and underlined language being added:

CHAPTER 218. Zoning

Article IV Special District Regulations

§ 218.68.1 Hamlet Zoning Districts.

E. Rules applicable to all buildings. The Following rules apply to all buildings and districts unless expressly stated otherwise:

...

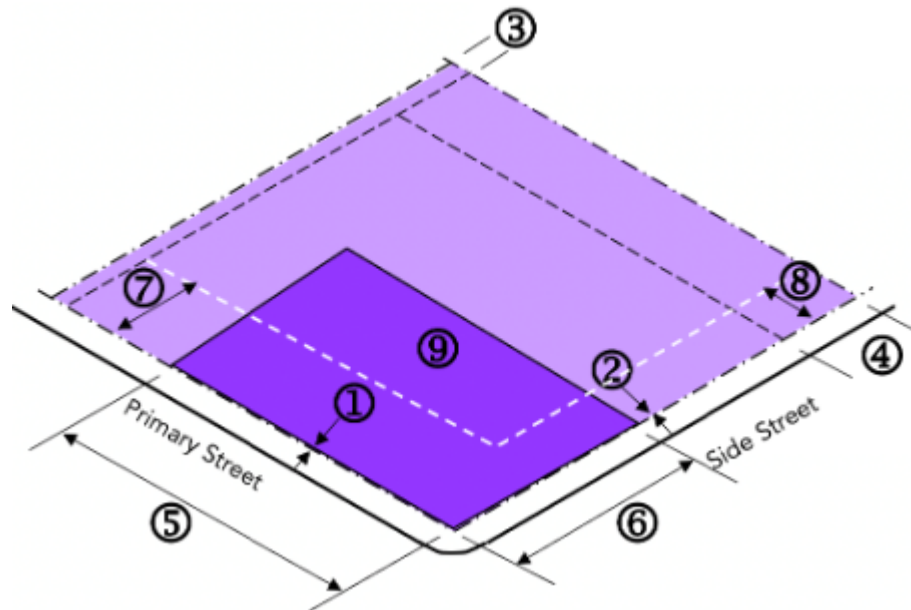
(9) Transitional Parcels in the Valhalla Hamlet Zone.

In the Valhalla Hamlet Zone there will be established transitional parcels which abut the zoning district's boundary of a neighboring residential Zoning District or directly across the street from a residential Zoning District (hereinafter the "Transitional Parcels"). Within the Transitional Parcels the following types of buildings shall not be permitted: General Commercial, Mixed-Use, One Story Commercial and/or Civic.

F. Building type regulations.

5. Multi-Family Building

b) Building placement



Building Setbacks		
①	Front Yard, Primary Street Front Yard, Primary Street, for Transitional Parcels in the Valhalla Hamlet Zone	0' 30'
②	Side Yard, Side Street Side Yard, for Transitional Parcels in the Valhalla Hamlet Zone	0' Total 30', Minimum 15'
③	Side Yard, Interior Side Yard, Interior for Transitional Parcels in the Valhalla Hamlet Zone	0' or 5' ⁽¹⁾ 5'
④	Rear Yard	30'
Build-To-Line		
⑤	Building Along Primary Street (min % of lot width)	75%
⑥	Building Along Side Street (min % of lot width)	35%
Parking Setbacks		
⑦	Primary Street (min)	30'
⑧	Side Street (min)	10'
⑨	Parking Location	Behind Building
Coverage		
Building (max)		70%
Impervious Surface (max)		75%
Building (max) for Transitional Parcels in the Valhalla Hamlet Zone		50%
Floor Area Ratio (FAR) for Transitional Parcels in the Valhalla Hamlet Zone		50%
Impervious Surface (max) for Transitional Parcels in the Valhalla Hamlet Zone		55%

BE IT FURTHER RESOLVED, if any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be modified by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Clerk to file said Local Law in the Office of the Secretary of State; and

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

Motion By: Councilman Saracino

Seconded By: Councilwoman Zaino

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

Authorization to Adopt Proposed Local Law Amending RESOLUTION 379-25
Town Code Chapter 153, Peddling and Soliciting to
Create a No Knock Registry

LOCAL LAW NO. 12-2025

**A LOCAL LAW AMENDING TOWN CODE CHAPTER
153, PEDDLING AND SOLICITING**

WHEREAS, Town of Mount Pleasant Town Code § 153 regulates Peddling and Soliciting within the Town of Mount Pleasant;

WHEREAS, the Peddling and Soliciting law does not provide for a no knock registry (hereinafter the "No Knock Registry") within the Town of Mount Pleasant;

WHEREAS, the Town wishes to allow individual property owners or occupants to prohibit soliciting and peddling on their properties by submitting a form to the Town Clerk's Office and have their name added to the list of properties that do not permit solicitation and peddling.

WHEREAS, applicants for soliciting and peddling licenses will be provided with a list of those properties on the No Knock Registry and instructed not to visit such properties.

WHEREAS, in addition to having their properties listed on the No Knock Registry, property owners or occupants will post a sign on their properties advising that solicitation and peddling are not permitted on such properties.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Mount Pleasant hereby amends Town Code Chapter §153 as follows with ~~strikethrough~~ language being removed and underlined language being added:

CHAPTER 153. PEDDLING AND SOLICITING.

§ 153-10. Prohibited acts.

...

- G. It is unlawful for any person to enter upon, ring the bell, knock on the door of or attempt to gain admission to the premises of any residence, dwelling, apartment, business or property in the Town where the owner, adult occupant or other person in control thereof has expressed their objection to such activity either by explicit instructions, oral or written, or by posting a sticker or sign indicating the location is listed on the Town's No Knock Registry, pursuant to § 153-19, or by posting a sign or decal bearing the words "No Solicitation" or words of similar import such as: "No Solicitors," "No Solicitation," "No Soliciting," "No Peddlers," or "No Trespassing," provided the signage has letters at least one (1) inch in height, and is posted conspicuously so that it can be seen by persons approaching the front entry of the property or at the front doorway, or by persons assisting a solicitor/peddler who has such a visual impairment as to be unable to see the sign.

...

§ 153-13. Exemptions

...

- C. Activities related to a service requested by the owner or occupant of the property and undertaken in the ordinary course of business, including but not limited to deliveries of utility notices, telephone directory deliveries, regular newspaper deliveries, work order notices and service inquiries, are presumed to be requested or invited for the purpose of this Section.

§ 153-18. Penalties for offenses.

~~Any person committing an offense against any provision of this chapter shall be guilty of a violation punishable by a fine not exceeding \$1,000 or by imprisonment for a term not exceeding 15 days, or by both such fine and imprisonment. The continuation of an offense against the provisions of this chapter shall constitute, for each day the offense is continued, a separate and distinct offense hereunder.~~

- A. A violation of Town Code § 153-2, requiring a license, shall be punishable by a fine of \$1,000 for a first offense, \$1,500 for the second offense, \$2,000 for the third offense and \$2,500 for each subsequent offense or by imprisonment not to exceed 15 days, or both such fine and imprisonment.
- B. Violations of Town Code §§ 153-10 or 153-19 (E) shall be punishable by a fine of \$500 for a first offense, \$1,000 for the second offense, \$1,500 for the third offense and \$2,500 for each subsequent offense or by imprisonment not to exceed 15 days, or both such fine and imprisonment.
- C. A violation of any other provision of this chapter shall be punishable by a fine of \$500 for a first offense, \$1,000 for the second offense, \$1,500 for the third offense and \$2,000 for each subsequent offense or by imprisonment not to exceed 15 days, or both such fine and imprisonment.

§ 153-19. Establishment of the No Knock Registry.

- A. Any owner and/or occupant of property located in the Town who wishes to prohibit soliciting or peddling on their premises, shall complete a form available in the Town Clerk's Office or on the Town's website, to have their address included on a list of properties that do not permit solicitation or peddling (herein referred to as the "No Knock Registry").
- B. In order to be removed from the No Knock Registry, the owner and/or occupant must provide the Town Clerk's Office with a written request to have their property removed from the No Knock Registry.
- C. Any owner and/or occupant who has requested enlistment on the No Knock Registry, pursuant to this chapter shall post a sticker or sign for display indicating enlistment on the Not Knock Registry or decal bearing the words "No Solicitation" or words of similar import such as: "No Solicitors," "No Solicitation," "No Soliciting," "No Peddlers," or "No Trespassing," provided the signage has letters at least one (1) inch in height, and is posted conspicuously so that it can be seen by persons approaching the front entry of the property or at the front doorway, or by persons assisting a solicitor/peddler who has such a visual impairment as to be unable to see the sign
- D. All solicitors or peddlers shall obtain the current No Knock Registry at the time of issuance of a license pursuant to the provisions of this Chapter.
- E. Solicitors or peddlers shall not solicit or peddle at any premises identified on the then current, No Knock Registry.
- F. It shall be the responsibility of the solicitor or peddler to check each property for the presence of such signage and to obtain updated copies of the Registry.

BE IT FURTHER RESOLVED, if any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm

or corporation, or circumstance, shall be modified by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Clerk to file said Local Law in the Office of the Secretary of State; and

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

Motion By: Councilman Saracino

Seconded By: Councilman Sialiano

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

Authorization to Adopt Proposed Local Law Amending the Zoning Code Definitions under Town Code § 218-3, Enacting § 218-20.7 Affirmatively Prohibiting Roomers or Boarders in the Town, as well as Removing a Reference to Roomers or Boarders in Town Code Chapter 218 Attachment 1 RESOLUTION 380-25

This item was not voted on.

Call for a Public Hearing for the Second Amendment on Building, Planning and Zoning Fees Town Code Chapter A224 RESOLUTION 381-25

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 local law amending Building, Planning and Zoning fees in Town Code Chapter A224 on Tuesday, October 28, 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

Authorization to Accept Bond for Blasting Kensico Preserves RESOLUTION 382-25

Upon motion of Councilwoman Smalley, seconded by Councilman Sialiano and

unanimously carried, it was,

RESOLVED: That authorization is granted to accept the bond in the amount of \$50,000 from Maine Drilling & Blasting, Inc., for drilling and blasting work being performed at The Regency at Kensico Ridge a/k/a Kensico Preserve (Toll Brothers Inc.), 582-590 Columbus Ave., Valhalla.

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

Authorization to Accept New 2025 New York State Building and Energy Codes	RESOLUTION 383-25
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Upon motion of Councilwoman Smalley, seconded by Councilman Sialiano and unanimously carried, it was,

RESOLVED: That the Town accepts and adopts the 2025 New York State Building and Energy Codes, effective immediately.

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

Authorization to Approve a Street Closing Permit to Close Beverly Road at Tuxedo Place	RESOLUTION 384-25
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Upon motion of Councilwoman Zaino, seconded by Councilman Saracino and unanimously carried, it was,

RESOLVED: That a Street Closing Permit is granted to the following applicant:

Fran Carlucci Scoca - Tuxedo Place, Hawthorne
Closing: Beverly Road at Tuxedo Place for a block party on Saturday, October 25, 2025 from 12:00 PM to 8:00 PM (rain date: Sunday, October 26, 2025 at the same time).

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

Investment Report	RESOLUTION
THE SUPERVISOR REPORTED A CURRENT RATE OF INTEREST OF 3.50%.	

III. Business from the Floor

IV. Town Clerk

Town Clerk's Report	RESOLUTION
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TOWN CLERK'S REPORT

V. Council Reports

Councilman Sialiano

Comptroller's Memo

RESOLUTION 385-25

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 Transfers

RESOLUTION 386-25

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 transfers.

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

Councilwoman Zaino

Purchase Order 70-25-51: Senior/Adult Trip to Radio City

RESOLUTION 387-25

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

RESOLVED: That authorization for Purchase Order No. 70-25-56* is granted to Center Stage Broadway Sales, LLC, 86 Valley View Road, Chappaqua, NY 10514 for the following:

<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Senior/Adult Tickets to Radio City	25	\$100.00	\$2,500.00
Service Fee	1	\$250.00	\$250.00
Mailing Fee	1	\$50.00	\$50.00
		TOTAL:	\$2,800.00

**10/27/2025 EC - PO corrected to 70-25-56.*

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

Purchase Order 70-25-52: Single Post Shade Structures RESOLUTION 388-25

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

RESOLVED: That authorization for Purchase Order No. 70-25-52 is granted to Great Lakes Recreation LLC, PO Box 295, Zeeland, MI 49464 for three (3) USA Shade single post pyramid 10x10ft. shade structures at \$4,410.00 per structure, for a total cost of \$16,480.00 (with freight).

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

Authorization to Approve Fall 2025 Instructor Rates RESOLUTION 389-25

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

RESOLVED: That approval is granted for Fall 2025 Recreation Program Instructor Rates, as proposed.

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

Councilman Saracino

Authorization to Accept Surety Bond (Bond No. 30257277) for various required Highway Department related permits for the Regency at Kensico Ridge Project RESOLUTION 390-25

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

RESOLVED: That authorization is granted to accept the Surety Bond No. 30257277 from Western Surety Company, a South Dakota corporation, in the amount of \$1,000,000.00 for various permits issued by the Highway Department for work being performed at The Regency at Kensico Ridge a/k/a Kensico Preserve (Toll Brothers Inc.), 582-590 Columbus Ave., Valhalla.

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

Councilwoman Smalley

Purchase Order 30-25-24: Software Renewal Speed Trailer No. 2 RESOLUTION 391-25

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

RESOLVED: That authorization for Purchase Order No. 30-25-24 is granted to All Traffic Solutions Inc., PO Box 2211410, Chantilly, VA 20153 for the one-year renewal of Traffic Suite software, including Premier Care tech support for the period November 7, 2025 to November 7, 2026 for speed trailer number 2 at a total cost of \$1,500.00.

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

Purchase Order 30-25-25: Additional Rear Emergency Lighting Police Cars 63/64 RESOLUTION 392-25

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

RESOLVED: That authorization for Purchase Order No. 30-25-25 is granted to East Coast Emergency Lighting, LLC, 200 Meco Drive, Millstone Township, NJ 08535 for additional rear emergency lighting for police cars #63 and #64, at a total cost of \$1,536.91, per Rockland County contract #RFB-RC-2020-014.

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

Authorization to Promote Police Officer Eric Lester to Detective Second Grade Effective October 15, 2025, Salary per Collective Bargaining Agreement between the Town and the Police Benevolent Association RESOLUTION 393-25

Chief Oliva introduced Officer Lester and Supervisor Fulgenzi administered the Oath of Office.

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

RESOLVED: That authorization is granted to promote Police Officer Eric Lester to Detective Second Grade, effective October 15, 2025, at a salary per the Collective Bargaining Agreement with the PBA.

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

VI. Town Attorney

VII. Schedule of Meetings

Work Session: Tuesday, October 21, 2025, at 7:00 PM RESOLUTION

Business Session: Tuesday, October 28, 2025, at 7:00 PM RESOLUTION
PM

Authorization to Reschedule Work Session from RESOLUTION 394-25
Tuesday, November 4, 2025, to Wednesday,
November 5, 2025

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

RESOLVED: That the Tuesday, November 4, 2025 Work Session is
rescheduled to Wednesday, November 5, 2025 at the same time, due to
Election Day.

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

Authorization to Reschedule Business Session from RESOLUTION 395-25
Tuesday, November 11, 2025, to Wednesday,
November 12, 2025

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

RESOLVED: That the Tuesday, November 11, 2025 Business Session is
rescheduled to Wednesday, November 12, 2025 at the same time, due to
Veterans' Day.

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

VIII Adjourn

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

RESOLVED: That the meeting is adjourned at 8:21 PM.

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

October 14, 2025

Sialiano, Councilwoman Smalley, Councilman Saracino

Respectfully Submitted,

A handwritten signature in black ink, reading "Emily Costanza". The signature is written in a cursive, flowing style with a large initial "E".

EMILY COSTANZA
TOWN CLERK
TOWN OF MOUNT PLEASANT



TOWN CLERK
Emily Costanza

**TOWN CLERK'S REPORT
TOWN BOARD MEETING
OCTOBER 14, 2025**

CONTINUED PUBLIC HEARING TO CONSIDER AMENDING THE BUILDING COVERAGE, FLOOR AREA RATIO, AND IMPERVIOUS SURFACE REQUIREMENTS FOR TRANSITIONAL PROPERTIES IN THE VALHALLA HAMLET ZONING DISTRICT

PUBLIC HEARING TO CONSIDER AMENDING TOWN CODE CHAPTER 153, PEDDLING AND SOLICITING TO CREATE A NO KNOCK REGISTRY

PUBLIC HEARING TO CONSIDER AMENDING THE ZONING CODE DEFINITIONS UNDER TOWN CODE § 218-3, ENACTING § 218-20.7 PROHIBITING ROOMERS OR BOARDERS IN THE TOWN

RECEIVED AND FILED:

1. 2025-2026 SCHOOL RESOURCE OFFICER (SRO) AGREEMENT WITH VALHALLA UNION FREE SCHOOL DISTRICT
2. UPDATED ADDRESS AND TAX ID FOR SLEEPY HOLLOW COUNTRY CLUB HORSE STABLE:
777A SLEEPY HOLLOW ROAD, BRIARCLIFF MANOR (106.16-1-1)
3. PROPOSED 2026 BUDGET AND NOTICE OF PUBLIC HEARING FOR THE FOLLOWING FIRE DISTRICTS:
 HAWTHORNE
 POCANTICO HILLS
 SCARBOROUGH
 THORNWOOD
4. 90 RESIDENTIAL SMALL CLAIMS & 30 COMMERCIAL CASES