

TOWN OF MOUNT PLEASANT

MINUTES OF THE REGULAR MEETING OF THE TOWN BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MARCH 10, 2026

PRESENT	SUPERVISOR	- CARL FULGENZI
	COUNCILPERSONS	- DANIELLE ZAINO
		- JOE BONANNO
		- MARK SARACINO
		TOWN CLERK
	TOWN ATTORNEY	- DARIUS CHAFIZADEH

Councilman Sialiano was Absent.

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

I. Supervisor's Report

Executive Session Regarding Serrato v. Town of Mt. Pleasant Lawsuit (added during meeting) RESOLUTION 125-26

Upon motion of Councilwoman Zaino, seconded by Councilman Bonanno and unanimously carried,

The Town Board entered into Executive Session to discuss Serrato v. Town of Mount Pleasant at 7:01 PM.

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

Upon motion of Councilman Saracino, seconded by Councilman Bonanno and unanimously carried,

The Town Board exited Executive Session at 7:19 PM.

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

Call for a Public Hearing to Correct Schedule "A" Rates of the Fire Protection Districts Contracts within the Town of Mount Pleasant RESOLUTION 112-26

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

RESOLVED: That the Town Clerk is authorized to advertise Notice of Public Hearing to consider correcting Schedule "A" rates of the Fire Protection District Contracts within the Town of Mount Pleasant on March 24, 2026 at 7:00 PM at 1 Town Hall Plaza, Valhalla, NY 10595.

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

Authorization to Approve Settlement of New York RESOLUTION 113-26
Voting Rights Act (NYVRA) Lawsuit Serrato v. Town of
Mt. Pleasant

The Supervisor opened the floor to the public for brief, three-minute comments or concerns.

Jonathan Blackman of Pleasantville said it seems like a reasonable settlement and asked how much the town has spent and how much the settlement will cost.

The Supervisor said part of the settlement is \$1.4M and of that, \$1M will be covered by insurance. He said the previous amount is approximately \$1M and the insurance carrier covered more than half of that.

Jim Russell of Hawthorne asked for background for how we came to this settlement and whether it was based on the Newburgh case that settled.

The Supervisor said there was no guarantee for what the Supreme Court was going to do in June and we had a court date set for April. Going to court would make us responsible for millions of dollars of court fees and opened up to a less favorable settlement. This was a hard-fought case for two years and I believe we had great advice from counsel, and I think the Town Board had a very difficult time with this. Right now, we have to say let's stop the bleeding: we don't want to cost more taxpayer dollars and we have to be fair to the voters.

Mr. Russell thanked the board for taking an important stance on the issue.

Councilman Saracino said there was an ever-evolving legal landscape that made this decision difficult. Seeing how the Newburgh case played out, which we joined, looked promising and then when it unfolded further, the path to victory was looking very narrow judging by the decisions that were coming out of that case. For me, personally, that was my turning point.

Domenick Vita of Hawthorne said he wonders whether the settlement and resulting changes are sufficient under the current law to prevent future lawsuits.

Supervisor Fulgenzi said there is nothing we can do to guarantee that.

Mr. Vita reiterated the former point and asked how the districts were drawn.

Supervisor Fulgenzi said professionals drew the boundaries by balancing the population of the Villages with the rest of the Town.

Mr. Vita asked whether the board had considered ranked choice voting and Councilwoman Zaino said they had.

Yael Monserise of Hawthorne said she was looking at past meetings and watched Councilman Saracino's comments as a resident, before he was a Councilman, in support of fighting the lawsuit. She asked how we take what we say before we're voted into a position as Councilmembers and do what's best for the Town when there's preconceived notions of the past. She said the public votes in people we want to hear, but the comments sounded personal. Ms. Monserise said Councilman Saracino was very passionate about voting to continue with this fight and now we're at a place where we have to pay for all of this and settle.

Councilman Saracino said yes, he was passionate and it's coming out of his tax dollars too. He said a number of residents have pushed back on that and asked that we just surrender on day 1, but that was too short-sighted to him. He said it was a new statute in 2022 and we were one of the first towns sued under that law. There was no way for him to understand it without going through the motions. The board was able to gather knowledge through depositions and through seeing how the judges react, by joining another case, and none of that would have happened if we didn't go through this.

Ms. Monserise said it's a lot of money to her to just find out.

Councilman Saracino said to me, it's not. I disagree. I have to tell you that in a generational decision about a voting system that's been in place for a hundred years, where every 1 person gets the same 1 vote for the same candidates town-wide. To me, it's a fair playing field at that point.

Ms. Monserise asked why we needed to pay money for two people to give us their opinion at that point. In the future, if we are sued, is that going to be a thing we do.

Councilman Saracino said he's not speaking on behalf of the board and is only sharing his opinion. The expert decision was on whether votes were diluted in the town. The expert decision wasn't on how courts would understand and consider that case and to me, you can't find that out until you actually go through it.

Ms. Monserise said she doesn't want to find that out in court and the town should take precautions and listen to people.

Supervisor Fulgenzi said when going through litigation, there was a lot of

information they couldn't share with the public until now.

Ms. Monserise said it's frustrating to be two years in and only knowing now.

Supervisor Fulgenzi said the board does their best to represent residents' thinking and at two public hearings, majority of the residents wanted us to fight it. He said he would have liked to settle this a year ago for a lot less money but it didn't work out that way.

Carlo Valente of Hawthorne asked whether the districts are drawn and what's the population balance.

Supervisor Fulgenzi said they're drawn but don't take effect until 2027 and he thinks 11,000.

Mr. Valente said he thinks it matters and asked additional questions about the balance of districts.

Mr. Chafizadeh said it's online and that there are three districts: the first district is essentially Sleepy Hollow; the second district is essentially Pleasantville; the third district is essentially the unincorporated part of the Town. Those populations are approximately even. In 2027, Sleepy Hollow's seat and Pleasantville's seat will be up, as well as two seats on this board, Danielle and Mark. Then in 2030, Joe's seat and Tom's will be up and the others will not be, so there's a staggering set forth in the agreement. The lines were drawn by experts on our side, okayed by experts on their side, and our experts believe it complies with the NYVRA.

There were no additional speakers.

Councilman Saracino said this was one of the hardest decisions as a Councilman and he'd like to personally apologize to those who want the board to continue to pursue it, and that he believes this decision is in the best interest of the community.

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

RESOLVED: That the Settlement of New York Voting Rights Act (NYRVA) lawsuit Serrato v. Town of Mount Pleasant is approved.

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

Authorization to Submit a Home Rule Request for RESOLUTION 114-26
Legislation to Alienate a Portion of Stonegate Park and
Replace it with Parkland

Upon motion of Councilwoman Zaino, seconded by Councilman Bonanno and

carried, it was,

WHEREAS, by Resolution 50-26, the Town submitted a Parkland Alienation Form for a portion of Stonegate Park (approx. 1.14 acres) to the State Senate and State Assembly; be it

RESOLVED: That a Home Rule Request for legislation to alienate the aforementioned portion of Stonegate Park and replace it with 1.14 acres of parkland near the Town pool.

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

Authorization to Approve Westlake High School Senior Experience Job Shadowing Program, Ethan Bach RESOLUTION 115-26

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

RESOLVED: That authorization is granted to the Assessor's Office to host an internship for Westlake High School senior, Ethan Bach, to satisfy the requirements of the Westlake High School Senior Experience Job Shadowing Program, effective May 12, 2026 through June 5, 2026 for 20 to 30 hours per week. This internship is for school credit and is unpaid.

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

Investment Report

RESOLUTION

THE SUPERVISOR REPORTED THAT THE CURRENT RATE OF INTEREST IS 3%.

Receiver of Taxes Report

RESOLUTION

SEE ATTACHED

II. Business from the Floor

The Supervisor opened the meeting to Business from the Floor.

226-228 Linda Ave., Hawthorne (Cedar Knolls)

The following residents spoke on the topic of Toll Brothers' proposal to develop single-family homes on the current Cedar Knolls property. Concerns included the proposed connection through Westerly Lane and how that would change the Rolling Hills neighborhood in addition to being dangerous, which residents said they would fight. The current flooding in Hawthorne and whether the new development would affect it, increase it, or whether the developer could be made to contribute to a solution was discussed. Other concerns included emergency access, tree conservation, and

development in general. Residents requested the Town Board act as Lead Agency on the project, complimenting its work on the Master Plan, and asked for a public information session.

Mr. McCarthy handed the Supervisor a petition opposing the development.

- Mike Griffin of Thornwood
- Marie Wayne of Hawthorne
- Denis McCarthy of Hawthorne
- Anna Nelson of Hawthorne
- Jim Russell of Hawthorne
- Yael Monserise of Hawthorne
- Ed Morrison of Hawthorne
- Domenick Vita of Hawthorne
- Carlo Valente of Hawthorne

The Supervisor said the idea to cut through Westerly Ln. or Linda Ave. was the developer's idea and that the Town Board told them the idea was unacceptable, though they are not the Planning Board. He said the Town Board feels the only acceptable option is to go through Summit Lake Drive.

Mr. Vita also commented on the **Voter Rights case** settlement in support of ranked choice voting and noted that on **BESS**, the safety plan is due.

Mr. Valente and Mr. McCarthy also discussed **500 Commerce St.** in Hawthorne and had questions about what was built versus the approved plan. The Town Board and Town Attorney said they have been researching with the Building Inspector and NYS DOT.

III. Town Clerk

Town Clerk's Report

RESOLUTION

SEE ATTACHED

IV. Council Reports

Councilwoman Zaino

Councilman Bonanno

Comptroller's Memo

RESOLUTION 116-26

Upon motion of Councilman Bonanno, 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 Saracino, Councilman Bonanno

Purchase Order 131-26-06: 2026 Agreement with Alera RESOLUTION 117-26
Group, Inc. for ACA Reporting Assistance

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

RESOLVED: That authorization for Purchase Order No. 131-26-06 is granted to Alera Group, Inc., 800 Parker Hill Drive, Suite 100, Rochester, NY 14625 for ACA Reporting assistance at a total cost of \$13,000.00 (\$2,500.00 per quarter; est. \$3,000.00 for printing and mailing of forms).

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

Purchase Order 135-26-01: Renewal of CAMA Classic RESOLUTION 118-26
PAS — 2026 Maintenance & Support

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

RESOLVED: That authorization for Purchase Order No. 135-26-01 is granted to Catalis Tax & CAMA, Inc., PO Box 25477, Tampa, FL 33622 for renewal of CAMA Classic PAS assessment software for the period January 1, 2026 through December 31, 2026 at a total cost of \$20,307.78.

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

Authorization to Transfer Unpaid Water Bills to April RESOLUTION 119-26
2026 Town Tax Roll

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

RESOLVED: That authorization is granted to transfer unpaid water bills (515 customers) from the usage period September 2024 through September 2025 to the April 2026 Town Tax Roll for inclusion on the forthcoming 2026 Town/County tax bills.

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

Councilman Saracino

Purchase Order 70-26-27: Infield Mix for Athletic Fields RESOLUTION 120-26

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

RESOLVED: That authorization for Purchase Order No. 70-26-27 is granted to Carriere Materials LLC, 95 Glen Ave., Port Chester, NY 10573 for four (4) ton deliveries of infield mix for athletic fields at \$110.00 per ton* and a total cost of \$17,600.00.

**price per Westchester County Contract RFB-WC-22219*

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

Purchase Order 70-26-28: Overhaul and Repair 25HP Pool Pump Motor RESOLUTION 121-26

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

RESOLVED: That authorization for Purchase Order No. 70-26-28 is granted to A&C Furia Electric Motors Inc., 135 Lafayette Ave., White Plains, NY 10603 for the overhaul and repair of the 25HP pool pump motor at a cost of \$5,272.23.

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

Authorization to Approve Spring/Summer 2026 Instructor Rates RESOLUTION 122-26

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

RESOLVED: That approval is granted for the proposed Spring/Summer 2026 Instructor and Employee rates for the Recreation & Parks Department.

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

Authorization to Hire Chris Doerr to the Title of Pool Director Effective May 11, 2026 RESOLUTION 123-26

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

RESOLVED: That authorization is granted to hire Chris Doer to the title of Pool

Director for the 2026 pool season beginning May 11, 2026 until September 11, 2026 at a salary of \$19,000.00.

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

Councilman Sialiano

V. Town Attorney

Authorization to Approve Tax Certiorari Settlements, RESOLUTION 124-26
February 2026

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

RESOLVED: That the Town Attorney is hereby authorized for settlement of Tax Certiorari for CK456 Building LLC, 465 Columbus Ave., Valhalla (112.11-1-14, -15, -17 & -18) for the years 2023, 2024, 2025 in the amount of \$18,400.00. The School District does not oppose the settlement.

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

VI. Schedule of Meetings

Work Session: Tuesday, March 17, 2026, at 7:00 PM RESOLUTION

Business Session: Tuesday, March 24, 2026, at 7:00 PM RESOLUTION
PM

VII. Adjourn

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

RESOLVED: That the meeting is adjourned at 9:02 PM.

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

Respectfully Submitted,

March 10, 2026

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

EMILY COSTANZA
TOWN CLERK
TOWN OF MOUNT PLEASANT



RECEIVER OF TAXES

February 10, 2026

Hon. Carl Fulgenzi, Supervisor
Town of Mount Pleasant

Dear Supervisor Fulgenzi,

The following report is for collection during the month of January 2026, and deposited in JP Morgan Chase or Orange Bank, Thornwood, NY.

25 SCHOOL

Base	\$ 53,061,604.86
Penalty	6,949.51
TOTAL	\$ 53,068,554.37

25 TOWN/COUNTY

Base	32,556.20
Penalty	3,904.73
TOTAL	36,460.93

Liens

Base	28,323.74
Interest	14,957.17
TOTAL	43,280.91

A690	85,445.89
-------------	------------------

A2770(fees)	122.53
--------------------	---------------

A2710(Ret ck)	20.00
----------------------	--------------

TOTAL DEPOSITS

\$ 53,233,884.63

Grace Papa
Grace Papa, Receiver of Taxes



RECEIVER OF TAXES

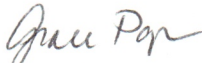
February 10, 2026

Hon. Carl Fulgenzi, Supervisor
Town of Mount Pleasant

Dear Supervisor Fulgenzi,

The following report covers the collection of 2025 Town and County Taxes through the end of January 2026 and deposited in Orange Bank, Thornwood, NY.

DESCRIPTION	AMOUNT
553401	\$ 6,074,371.23
553403	7,639,882.61
553405	810,963.23
553489	70,548,572.64
BASE TOTAL	\$85,073,789.71
PENALTY	109,814.13
TOTAL	\$85,183,603.84


Grace Papa
Receiver of Taxes



RECEIVER OF TAXES

February 10, 2026

Hon. Carl Fulgenzi, Supervisor
Town of Mount Pleasant

Dear Supervisor Fulgenzi,

The following report covers the collection of 2025/26 School taxes through the end of January 2026 and deposited in J P Morgan Chase or Orange Bank, Thornwood, NY.

DESCRIPTION	AMOUNT
552601 UFSD Tarrytowns	\$ 30,194,200.73
553401 Mt. Pleasant CSD	57,281,155.87
553402 Pocantico Hills CSD	15,468,975.43
553405 Valhalla UFSD	22,273,058.80
553409 Pleasantville UFSD	39,413,474.16
553604 Chappaqua CSD	10,949,398.34
553801 Byram Hills CSD	12,050,261.62
554202 Briarcliff Manor UFSD	12,830,450.44

Base:	200,460,975.39
Penalty:	66,208.98
TOTAL:	\$200,527,184.37

Grace Papa
Receiver of Taxes



RECEIVER OF TAXES

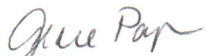
February 10, 2026

Hon. Carl Fulgenzi, Supervisor
Town of Mount Pleasant

Dear Supervisor Fulgenzi,

The following report covers the collection of Lien Taxes during the month of January 2026 and deposited in JP Morgan Chase or Orange Bank, Thornwood, NY.

Liens with Agreements	16,310.23
Liens 2009- - 2024	12,013.51
Penalties(inc int & fees)	14,957.17
TOTAL	\$ 43,280.91


Grace Papa
Receiver of Taxes



TOWN CLERK
Emily Costanza

**TOWN CLERK'S REPORT
TOWN BOARD MEETING
MARCH 10, 2026**

RECEIVED AND FILED:

1. ONE (1) NOTICE OF CLAIM:
NEIL SCHWARTZREICH
2. TWO (2) ZONING RESOLUTIONS:
ALFANO, 15 GREENWOOD LANE
FAISAL, 109 HARDSCRABBLE RD

COMPTROLLER'S MEMO

3/10/2026

The following claims are submitted for Town Board Approval:

Page 1

Department	Vendor Name	Description	Amount
PARKS			
	POLLACK PAINT & FIELD		
		(100)CALCIUM CHLORIDE PELLETS 50LB/BAG	1,399.50
	ANTHONY PIZZOLLA / DBA ALR POOLS LLC		
		2DAY CPO CERTIFICATION-ANTHONY MARTIN&SCOTT NAYLOR	800.00
	APGAR SALES COMPANY INC.		
		ANTHONYS LAKE APGAR SEMINAR 3/18/2026- 3PEOPLE	120.00
		Total:	2,319.50
RECREATION CENTER			
	POLLACK PAINT & FIELD		
		(100)CALCIUM CHLORIDE PELLETS 50LB/BAG	1,399.50
		Total:	1,399.50
YOUTH DAY CAMPS			
	HERSHEY ENTERTAINMENT & RESORTS COMPANY		
		FINAL PYMT-ACTIONSQUAD TRIP 7/30/26 TKTS&MEAL(44)	2,488.31
		Total:	2,488.31
HIGHWAY - MACHINERY			
	FORCE AMERICA DISTRIBUTING LLC		
		REPAIR HD43 SHAFT/EMERGENCY ORDER-SNOW STORM	3,877.17
	LACAL EQUIPMENT INC.		
		LINKS CHAIN ASSY HD 58	2,053.30
	SYN-TECH SYSTEMS, INC.		
		TITANIUM MODULES CABLE ASSEMBLIES EXTN /HDTRUCKS	2,409.00
	TIRE BUYS INC.		
		TIRES HD TRUCKS	6,167.00
		TIRES VALVES&WHEEL BALANCES HD TRUCKS	2,496.28
		Total:	17,002.75
HIGHWAY - SNOW REMOVAL			

Department	Vendor Name	Description	Amount
	WINTER EQUIPMENT CO.		
		PLOW BLADES HD PLOWS	2,979.90
		Total:	2,979.90
MT PLEASANT CONS. SEWER DISTR			
	THALLE INDUSTRIES INC.		
		SAND/ITEM DELIVERIES 3/4" STONE & ITEM4	961.68
		Total:	961.68
JOINT WATER DISTRICT FUND			
	THALLE INDUSTRIES INC.		
		SAND/ITEM DELIVERIES 3/4" STONE & ITEM4	1,442.52
		Total:	1,442.52
Grand Total:			28,594.16

The above was approved by the Town Board at the meeting of 3/10/2026.