

# TOWN OF MOUNT PLEASANT

## MINUTES OF THE REGULAR MEETING OF THE TOWN BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 23, 2026

|         |                |                                                                           |
|---------|----------------|---------------------------------------------------------------------------|
| PRESENT | SUPERVISOR     | - CARL FULGENZI                                                           |
|         | COUNCILPERSONS | - DANIELLE ZAINO<br>- JOE BONANNO<br>- MARK SARACINO<br>- THOMAS SIALIANO |
|         | TOWN CLERK     | - EMILY COSTANZA                                                          |
|         | TOWN ATTORNEY  | - DARIUS CHAFIZADEH                                                       |

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

### I. Presentations

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| Westlake Girls Varsity Flag Football Team Sign<br>Dedication: 2026 NYSPHSAA<br>Class C Flag Football Semi-Finalist, Regional<br>Champions, Section 1 Champions | RESOLUTION |
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The Town Board dedicated a sign to the Westlake Girls Varsity Flag Football Team for their achievements as 2026 NYSPHSAA Class C Flag Football Semifinalist, Regional Champions, Section 1 Champions.

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| PKF O'Connor Davies, 2025 Town of Mount Pleasant<br>Audit Presentation | RESOLUTION |
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The Town's auditing firm, PKF O'Connor Davies, gave a presentation on the 2025 Town audit.

### II. Public Hearings

|                                                                                                                                            |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Continued Public Hearing to Amend Chapter 14.<br>Boards and Councils Article I. Advisory Board on<br>Architecture and Community Appearance | RESOLUTION 226-26 |
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The Supervisor opened the continued public hearing.

Speakers:

- Denis McCarthy of Hawthorne
  - Domeick Vita of Hawthorne
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Upon motion of Councilwoman Zaino, seconded by Councilman Bonanno and unanimously carried,

The hearing was closed.

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

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Public Hearing to Amend Town Code Chapter 180 (§§ 180-1 to 180-5A) Steep Slope Protection RESOLUTION 227-26

The Supervisor opened the public hearing.

- Steven Kavee, CAC Chairman
- John Edwards of Linda Ave., Thornwood
- Denis McCarthy of Hawthorne
- Nancy Rogers Golodetz of Briarcliff Manor
- Gibson Craig of Pleasantville
- Domenick Vita of Hawthorne
- Yael Monserise of Hawthorne

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

The Public Hearing was continued to Tuesday, July 14, 2026 at 7:00 PM.

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

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Public Hearing to Amend Town Code Chapter 111 Freshwater Wetlands RESOLUTION 228-26

The Supervisor opened the public hearing.

- Steven Kavee of CAC
- Deborah Gargiulo of Briarcliff Manor
- Denis McCarthy of Hawthorne
- Domenick Vita of Hawthorne
- John Edwards of Thornwood

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

That the Public Hearing is continued to Tuesday, July 14, 2026 at 7:00 PM.

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

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### III. Supervisor's Report

Authorization to Amend Chapter 14. Boards and RESOLUTION 250-26  
Councils Article I. Advisory Board on Architecture and  
Community Appearance (added during meeting)

#### LOCAL LAW NO. 3-2026

#### LOCAL LAW AMENDING TOWN CODE CHAPTER 14 DEALING WITH THE ADVISORY BOARD ON ARCHITECTURE AND COMMUNITY APPEARANCE

**WHEREAS**, Town Code Chapter 14, Article I regulates the Advisory Board on Architecture and Community Appearance, and

**WHEREAS**, the Town has reviewed the portions of the Town Code dealing with regulates the Advisory Board on Architecture and Community Appearance determining that some updates are required.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Mount Pleasant hereby amends Chapter 14 Boards and Councils as follows, with ~~strikethrough~~ language being removed and underlined language being added:

Chapter 14. Boards and Councils

Article I. Advisory Board on Architecture and Community Appearance

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#### **§ 14-3. Meetings; reports.**

A. Regularly scheduled meetings of the Advisory Board on Architecture and Community Appearance shall be held monthly and at such other times as the Chairman may designate. A majority of said Board shall constitute a quorum for the transaction of business. The ABACA shall keep minutes of its proceedings.

B. Any report or recommendation made by the ABACA must have the approval of the majority of the Board and shall be officially filed with the referring board or department (hereinafter cited as the "referring agent") within 30 days, except that failure to report within 30 days shall be deemed to be approval thereof. Where changes or modifications on any submission are recommended, there shall be set forth the specific changes and the reason(s) for same. After having referred an application for a building or land development permit to the ABACA, the referring

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agent shall not take final action prior to receiving and considering the recommendations of the Board. The referring agent shall provide a full set of plans and accompanying data to the ABACA for its use and permanent file. The applicant may be requested to appear to review with ABACA any submission to it.

All applications for site plan approval or a building permit must be referred to ABACA for review and report. All applications for site plan approval or a building permit shall include a set of plans and renderings depicting the project for review and consideration by the ABACA. All applicants must appear before the ABACA for review prior to obtaining site plan approval or a building permit. The ABACA shall provide the Planning Board and/or the Building Inspector with a report within 60 days of the applicant's final presentation of a project to the ABACA, and the ABACA's failure to report within 60 days shall be deemed to be approval thereof of the plans/renderings submitted to the ABACA. The ABACA report shall be deemed part of any site plan approval unless the Planning Board specifically amends such report. All applications referred to the ABACA by the Building Inspector shall be deemed part of any building permit and may not be changed, altered or amended without first being approved by the Town Board. Where the applicant or Building Inspector proposes any changes or modifications to a project previously reported on by the ABACA, the applicant and/or the Building Inspector shall, in a revised submission to the Town Board, set forth the specific changes/modifications and the reason(s) for same for review and decision by the Town Board.

#### **§ 14-4. Referral of permit applications to Board.**

~~Every application for a building permit for the construction, reconstruction or alteration of any structure, and every application for the development or subdivision of land, except as it affects single- or two-family residences and residential accessory structures on individual properties, and except where the construction, reconstruction or alteration is wholly within the interior of any building and does not impact the exterior appearance, and any such application for a building permit, land use or any other development within the Town of Mount Pleasant filed with the Town Board, Planning Board, Zoning Board of Appeals or Building Inspector, shall be referred by the referring agent to the ABACA within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. A fee for the application to the ABACA will be paid in accordance with Chapter A224, Fees.~~

Every application for a building permit for the construction, reconstruction or alteration of any structure, and every application for the development or subdivision of land shall be referred to ABACA for review and recommendation in accordance with this Article. Single or two-family residences and residential accessory structures on individual properties, that are not part of a subdivision are exempt from review by the ABACA. Interior renovations, construction, reconstruction or alteration that do not impact the exterior appearance are exempt

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from review ABACA. Every other application for a building permit, land use or any other development within the Town of Mount Pleasant filed with the Town Board, Planning Board, Zoning Board of Appeals or Building Inspector, shall be referred by the referring agent to the ABACA within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. A fee for the application to the ABACA will be paid in accordance with Chapter A224, Fees.

**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; and

**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: Councilwoman Zaino

Seconded By: Councilman Bonanno

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

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Call for a Public Hearing to Consider Application for Special Permit to Erect Solar Photovoltaic Arrays, New York City Department of Environmental Protection's Catskill-Delaware Water Treatment Facility, located at 2 Walker Road

RESOLUTION 229-26

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

RESOLVED: That the Town Clerk is authorized to advertise Notice of Public Hearing to consider an application for a special permit to erect solar photovoltaic arrays on the roof of New York City Department of Environmental Protection's Catskill-Delaware Water Treatment Facility located at 2 Walker Rd. The public hearing will be held on July 14, 2026 at 7:00 PM at Town Hall, One Town Hall Plaza, Valhalla, NY 10595.

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

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Receiver of Taxes Report  
SEE ATTACHED

RESOLUTION

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#### IV. Business from the Floor

Residents wishing to speak during Business from the Floor are encouraged (though not required\*), to register online using the [Speaker Registration Form](#). All speakers are limited to five (5) minutes.

*\*In-person sign-in is still available at Town Board meetings.*

The Supervisor opened the meeting to Business from the Floor.

Speakers:

- Patti Rowlis of Briarcliff Manor
- Deborah Gargiulo of Briarcliff Manor
- Domenick Vita of Hawthorne
- Yael Monserise of Hawthorne
- Nancy Rogers Golodetz
- Deborah Gargiulo of Briarcliff Manor
- Anthony Nigrelli of Thornwood

#### V. Town Clerk

Town Clerk's Report  
SEE ATTACHED

RESOLUTION

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#### VI. Council Reports

##### Councilwoman Zaino

Purchase Order 830-26-12: Valves for Filter Bed Unit      RESOLUTION 230-26  
in the Pocantico Water District Treatment Plant

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

RESOLVED: That authorization for Purchase Order No. 830-26-12 is granted to Bray Process Control - Northeast, 618 Corporate Way, Unit 1, Valley Cottage, NY 10989 for one (1) 6" and one (1) 8" Bray specialty valve for one of two filter bed units located within the Pocantico Water Treatment Filtration Plant at a cost of \$10,850.24.

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

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Authorization to Approve Expenditures Eligible for  
Reimbursement under the Approved 2026 New York

RESOLUTION 231-26

State Department of Transportation CHIPS, PAVE NY, EWR, STR and POP Programs

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

RESOLVED: That the Highway Superintendent is authorized to approve various expenditures eligible for reimbursement under the approved 2026 New York State Department of Transportation CHIPS, PAVE NY, EWR, STR, and POP programs. Said expenditures include in-house and contractor paving operations.

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

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Authorization to Accept a Performance Bond for Site Work at 40 Saw Mill River Road      RESOLUTION 232-26

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

RESOLVED: That the Town Engineer is authorized to accept Performance Bond No. 1001222532 for site work at 40 Saw Mill River Rd., Hawthorne, NY 10532.

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

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Authorization to Accept Blasting Bond DEP Eastview Site      RESOLUTION 233-26

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

RESOLVED: That the Building Department is authorized to accept the Blasting Bond No. 108406717 in the amount of \$500,000.00 for blasting activities at the NYS Department of Environmental Protection Eastview site.

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

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Authorization to Release Bond for Curb Cut Permit No. 1510      RESOLUTION 234-26

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

WHEREAS, the work being performed under Curb Cut Permit No. 1510 at 16 Stephens Lane, Valhalla has been completed and the road restored to the

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satisfaction of the Highway Superintendent; be it

RESOLVED that the Comptroller is authorized for release of the bond in the amount of \$540.00 to JLB Homes LLC.

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

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Authorization to Deposit Bond for Curb Cut Permit No. 1524 RESOLUTION 235-26

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

WHEREAS, Curb Cut Permit No. 1524 has been issued to King Bear NY LLC, 2 Wright Way, Pleasantville for work being performed at 1008 King Street, Chappaqua; and

WHEREAS, a check covering the bond amount of \$1,080.00 for said 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, Councilman Bonanno

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Authorization to Deposit Bond for Curb Cut Permit No. 1525 RESOLUTION 236-26

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

WHEREAS, Curb Cut Permit No. 1525 has been issued to Zappico Construction LLC, 17 Saw Mill River Rd., Hawthorne for work being performed at 800 Sleepy Hollow Rd., Briarcliff Manor; and

WHEREAS, a check covering the bond amount of \$1,080.00 for said 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, Councilman Bonanno

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Authorization to Deposit Bond for Curb Cut Permit No. 1526 RESOLUTION 237-26

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

WHEREAS, Curb Cut Permit No. 1526 has been issued to JB & Sons Construction, 41 Hickory Ln., Thornwood for work being performed at 342 Willis Ave., Hawthorne; and

WHEREAS, a check covering the bond amount of \$720.00 for said 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, Councilman Bonanno

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Authorization to Deposit Bond for Street Opening Permit No. 6463 RESOLUTION 238-26

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

WHEREAS, Street Opening Permit No. 6463 has been issued to Coolen Homes Inc., 381 Manhattan Ave., Hawthorne for work being performed at 346 Jackson Ave., Hawthorne; and

WHEREAS, a check covering the bond amount of \$18,000.00 for said 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, Councilman Bonanno

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Authorization to Deposit Bond for Street Opening Permit No. 6464 RESOLUTION 239-26

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

WHEREAS, Street Opening Permit No. 6464 has been issued to Gabrielle Paving for work being performed at 150 Deerfield Ln. N., Pleasantville; and

WHEREAS, a check covering the bond amount of \$19,200.00 for said 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, Councilman Bonanno

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**Councilman Bonanno**

Comptroller's Memo

RESOLUTION 240-26

Upon motion of Councilman Bonanno, seconded by Councilman Sialiano 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, Councilman Saracino, Councilman Bonanno

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Purchase Order 135-26-02: 2026-2027 Tax Map  
Maintenance Services with LiRo GIS, Inc.

RESOLUTION 241-26

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

RESOLVED: That authorization for Purchase Order No. 135-26-02 is granted to LiRo GIS, Inc., 235 East Jericho Tpke, Mineola, NY 11501 for 2026-2027 tax map maintenance services at a cost of \$14,000.00.

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

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Authorization to Issue Real Property Taxes Refund for  
155 Willis Avenue, Hawthorne

RESOLUTION 242-26

Upon motion of Councilman Bonanno, seconded by Councilman Sialiano and

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unanimously carried, it was,

RESOLVED: That authorization is granted to issue a Real Property Taxes refund to Philip and Marilyn Santini in the amount of \$341.45 due to a clerical error.

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

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### **Councilman Saracino**

Authorization to Enter into Agreement with the Valhalla Union Free School District for 2026 Summer Camp Use RESOLUTION 243-26

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

RESOLVED: That the Recreation & Parks Department is authorized to enter into an agreement with the Valhalla Union Free School District to host the 2026 Great Venture Summer Day Camp at Kensico Elementary for a total fee of \$15,000.00.

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

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Authorization to Hire Zachary Stone-DeGregorio to the Title of Parks Groundskeeper Effective June, 24, 2026, Salary per CSEA Blue-Collar Collective Bargaining Agreement RESOLUTION 244-26

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

RESOLVED: That the Parks Department is authorized to hire Zachary Stone-DeGregorio to the title of Parks Groundskeeper, effective June 24, 2026 at a salary and benefits per the CSEA Blue Collar agreement.

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

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### **Councilman Sialiano**

Purchase Order 30-26-09: Records Management Maintenance RESOLUTION 245-26

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

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RESOLVED: That authorization for Purchase Order No. 30-26-09 is granted to Intergraph Corporation, 7104 Solution Center, Chicao, IL 60677 for records management maintenance for Hexagon Program from November 2025 to October 2026 at a total cost of \$16,849.56.

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

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Purchase Order 30-26-10: Less Lethal Launcher                      RESOLUTION 246-26

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

RESOLVED: That authorization for Purchase Order No. 30-26-10 is granted to I.W.A. International Inc., 2099 NW 141st St., Unit 11, Opa-locka, FL 33054 for two (2) "less lethal" IWA 37/38mm Six Shot Launchers for a total cost of \$3,143.30.

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

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Authorization to Extend an Offer of Employment to                      RESOLUTION 247-26  
Police Officer Candidate Effective June 24, 2026,  
Salary per Collective Bargaining Agreement with the  
PBA

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

RESOLVED: That the Police Department is authorized to hire Steven Pryor of Thornwood as a full-time probationary Police Officer, effective June 24, 2026 at the salary proscribed by the PBA agreement.

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

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Authorization to Hire Matthew Knapp to the Title of                      RESOLUTION 248-26  
Laborer in the Traffic Safety Department Effective  
June 24, 2026, Salary per the CSEA Blue Collar  
Collective Bargaining Agreement

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

RESOLVED: That authorization is granted to hire Matthew Knapp to the title of Laborer in the Traffic & Safety Department, effective Wednesday, June 24, 2026, at a salary and benefits dictated by the CSEA Blue Collar agreement.

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

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Sialiano, Councilman Saracino, Councilman Bonanno

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## **VII. Town Attorney**

Authorization to Approve Tax Certiorari Settlements, RESOLUTION 249-26  
June 2026

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

RESOLVED that the Town Attorney is hereby authorized for settlement of Tax  
Certiorari for The Residences at Edge on Hudson Condominium I (Section  
115.10; Block 1; Lots 1.43/101-307, 1.512/1-11, 1.513/7-11, 1.53/46-51,  
1.54/52-56, 1.57/57-61, 1.510/62-66, 1.59/67-72) for the years 2023, 2024,  
2025 in the amount of \$5,000.00 (estimated). The School District does not  
oppose the settlement; and be it further

RESOLVED that the Town Attorney is hereby authorized for settlement of Tax  
Certiorari for CPD NY Energy Corp. / GTY NY Leasing, Inc., 154 Broadway,  
Hawthorne (112.9-1-10) for the years 2024, 2025, 2026 in the amount of  
\$4,000.00. The School District does not oppose the settlement.

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

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## **VIII Schedule of Meetings**

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Work Session: Tuesday, July 7, 2026, at 7:00 PM RESOLUTION

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Business Session: Tuesday, July 14, 2026, at 7:00 PM RESOLUTION

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Work Session: Tuesday, August 4, 2026, at 7:00 PM RESOLUTION

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Business Session: Tuesday, August 11, 2026, at 7:00 PM RESOLUTION  
PM

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## **IX. Adjourn**

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

RESOLVED: That the meeting is adjourned at 10:06 PM.

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

Respectfully Submitted,

A handwritten signature in cursive script that reads "Emily Costanza". The signature is written in black ink and is positioned above the printed name and title.

EMILY COSTANZA  
TOWN CLERK  
TOWN OF MOUNT PLEASANT



Kenneth W. Jenkins  
Westchester County Executive

## Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

June 15, 2026

Carl Fulgenzi, Town Supervisor  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

**County Planning Board Referral File: MTP-26-003**  
**Advisory Board on Architecture and Community Appearance**  
**Zoning Text Amendment**

Dear Mr. Fulgenzi:

The Westchester County Planning Board has received a proposed amendment to the text of the Mount Pleasant Zoning Ordinance to clarify meeting schedule and application submission requirements for the Advisory Board on Architecture and Community Appearance.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find it to be a matter for local determination in accordance with the Town's planning and zoning policies.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs".

Bernard Thombs  
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning



Kenneth W. Jenkins  
Westchester County Executive

## Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

June 15, 2026

Carl Fulgenzi, Town Supervisor  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

### **County Planning Board Referral File: MTP-26-002 – Steep Slope Protection Zoning Text Amendment**

Dear Mr. Fulgenzi:

The Westchester County Planning Board has received a proposed amendment to the text of the Mount Pleasant Zoning Ordinance to define Gross Lot Area and Net Developable Area in regards to steep slopes. Net Developable Area Deductions would also be established, in order to calculate the total amount of land available for development on a property.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find it to be a matter for local determination in accordance with the Town's planning and zoning policies.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs".

Bernard Thombs  
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning





Kenneth W. Jenkins  
Westchester County Executive

## Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

June 15, 2026

Carl Fulgenzi, Town Supervisor  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

### **County Planning Board Referral File: MTP-26-001 – Freshwater Wetlands Zoning Text Amendment**

Dear Mr. Fulgenzi:

The Westchester County Planning Board has received a proposed amendment to the text of the Mount Pleasant Zoning Ordinance to increase the required stream and wetland buffer area from 50 feet to 100 feet. Development would continue to not be permitted within the wetland buffer area, except under specific circumstances outlined in the Code. Additional clarification edits are included regarding the Town's Wetlands Map.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We appreciate the proposed expansion of the wetland buffer area, as stream and wetland protection is an important component of the County Planning Board's long-range planning policies. We do recommend, however, that reference be made to permitting the construction of sidewalks and bicycle paths in section 111-5.B(4), utilizing the same requirements as the construction of driveways, in order to facilitate future pedestrian and bicycle connections through the Town and balance these forms of transportation with automobile usage.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs", written over a light blue horizontal line.

Bernard Thombs  
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning



**RECEIVER OF TAXES**

June 3, 2026

Hon. Carl Fulgenzi, Supervisor  
Town of Mount Pleasant

Dear Supervisor Fulgenzi,

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

**26 TOWN/COUNTY**

|              |                        |
|--------------|------------------------|
| Base         | \$ 5,714,781.11        |
| Penalty      | 42,994.69              |
| <b>TOTAL</b> | <b>\$ 5,757,775.40</b> |

**25 SCHOOL**

|              |                      |
|--------------|----------------------|
| Base         | \$ 158,143.94        |
| Penalty      | 20,499.69            |
| <b>TOTAL</b> | <b>\$ 178,643.63</b> |

**25 TOWN/COUNTY**

|              |                     |
|--------------|---------------------|
| Base         | \$ 22,013.19        |
| Penalty      | 2,861.70            |
| <b>TOTAL</b> | <b>\$ 24,874.89</b> |

**Liens**

|              |                      |
|--------------|----------------------|
| Base         | \$ 146,145.80        |
| Interest     | 75,341.11            |
| <b>TOTAL</b> | <b>\$ 221,486.91</b> |

|             |                      |
|-------------|----------------------|
| <b>A690</b> | <b>\$ (5,737.52)</b> |
|-------------|----------------------|

|                    |                  |
|--------------------|------------------|
| <b>A2770(fees)</b> | <b>\$ 462.55</b> |
|--------------------|------------------|

|                      |                  |
|----------------------|------------------|
| <b>A2710(Ret ck)</b> | <b>\$ 120.00</b> |
|----------------------|------------------|

**TOTAL DEPOSITS**

|                        |
|------------------------|
| <b>\$ 6,177,625.86</b> |
|------------------------|

  
Grace Papa, Receiver of Taxes



RECEIVER OF TAXES

June 3, 2026

Hon. Carl Fulgenzi, Supervisor  
Town of Mount Pleasant

Dear Supervisor Fulgenzi,

The following report covers the collection of 2026 Town and County Taxes through the end of May 2026 and deposited in JP Morgan Chase and or Orange Bank, Thornwood, NY.

| DESCRIPTION | AMOUNT          |
|-------------|-----------------|
| 553401      | \$ 6,276,527.76 |
| 553403      | 7,695,082.67    |
| 553405      | 828,696.29      |
| 553489      | 73,365,910.47   |

|               |                         |
|---------------|-------------------------|
| BASE:         | \$ 88,166,217.19        |
| PENALTY:      | 43,071.80               |
| <b>TOTAL:</b> | <b>\$ 88,209,288.99</b> |

  
Grace Papa  
Receiver of Taxes



RECEIVER OF TAXES

June 3, 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 May 2026 and deposited in J P Morgan Chase or Orange Bank, Thornwood, NY.

| DESCRIPTION                  | AMOUNT           |
|------------------------------|------------------|
| 552601 UFSD Tarrytowns       | \$ 30,766,779.70 |
| 553401 Mt. Pleasant CSD      | 59,100,067.05    |
| 553402 Pocantico Hills CSD   | 15,642,845.85    |
| 553405 Valhalla UFSD         | 22,666,985.56    |
| 553409 Pleasantville UFSD    | 40,449,380.37    |
| 553604 Chappaqua CSD         | 11,147,413.87    |
| 553801 Byram Hills CSD       | 12,322,695.48    |
| 554202 Briarcliff Manor UFSD | 13,128,744.00    |

|               |                         |
|---------------|-------------------------|
| Base:         | 205,224,911.88          |
| Penalty:      | 218,275.99              |
| <b>TOTAL:</b> | <b>\$205,443,187.87</b> |

Grace Papa  
Receiver of Taxes



RECEIVER OF TAXES

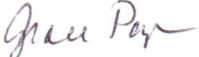
June 3, 2026

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 May 2026 and deposited in Orange Bank, Thornwood, NY.

| DESCRIPTION | AMOUNT                 |
|-------------|------------------------|
| 553401      | \$ 6,085,553.82        |
| 553403      | 7,650,068.16           |
| 553405      | 813,946.36             |
| 553489      | 70,611,038.89          |
| BASE TOTAL  | \$85,160,607.23        |
| PENALTY     | 121,355.06             |
| TOTAL       | <b>\$85,281,962.29</b> |

  
Grace Papa  
Receiver of Taxes





RECEIVER OF TAXES

June 3, 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 May 2026 and deposited in JP Morgan Chase or Orange Bank, Thornwood, NY.

|                           |                     |
|---------------------------|---------------------|
| Liens with Agreements     | 11,800.47           |
| Lien 2014---2024          | 126,288.47          |
| Penalties(inc int & fees) | 74,615.99           |
| <b>TOTAL</b>              | <b>\$212,704.93</b> |

  
Grace Papa  
Receiver of Taxes



**TOWN CLERK**  
Emily Costanza

**TOWN CLERK'S REPORT  
TOWN BOARD MEETING  
JUNE 23, 2026**

CONTINUED PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING TOWN CODE CHAPTER 14, ARTICLE I, ADVISORY BOARD ON ARCHITECTURAL AND COMMUNITY APPEARANCE

PUBLIC HEARING TO CONSIDER AMENDING TOWN CODE CHAPTER 180, STEEP SLOPE PROTECTION

PUBLIC HEARING TO CONSIDER AMENDING TOWN CODE CHAPTER 111, FRESHWATER WETLANDS

RECEIVED AND FILED:

1. SEVEN (7) PLANNING BOARD RESOLUTIONS:

CARRA ACCESSORY APARTMENT (388 NANNYHAGEN ROAD) APPROVAL OF ACCESSORY APARTMENT PERMIT

FIELDWOOD CLUB (835-855 SLEEPY HOLLOW ROAD), SEQRA RESOLUTION CONFIRMING LEAD AGENCY, POSITIVE DECLARATION, SCHEDULE OF PUBLIC SCOPING SESSION

BLYTHEDALE CHILDRENS HOSPITAL EXPANSION (95 BRADHURST AVENUE) SEQRA NEGATIVE DECLARATION

50 DEERFIELD LANE SOUTH, WETLAND PERMIT

28 COUNTRY CLUB LANE, STEEP SLOPE PERMIT

SHELL SERVICE STATION (361 BRADHURST AVENUE) SPECIAL PERMIT APPROVAL AND RENEWAL

CEDAR KNOLLS RESIDENTIAL SUBDIVISION, DEIS SCOPE

2. ONE (1) NOTICE OF CLAIM:

CHRYSTIAN LOPEZ

# COMPTROLLER'S MEMO

6/23/2026

The following claims are submitted for Town Board Approval:

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| Department                  | Vendor Name                                 | Description                                         | Amount            |
|-----------------------------|---------------------------------------------|-----------------------------------------------------|-------------------|
| <b>JUSTICE COURT</b>        | <b>CARDMEMBER SERVICES</b>                  | 2026 CONFERENCE NYS MAGISTRATE ASSOC M.VALDES /CC   | 102.25            |
|                             |                                             | <b>Total:</b>                                       | <b>102.25</b>     |
| <b>RECEIVER OF TAXES</b>    | <b>HUDSON PRINTING &amp; GRAPHICS</b>       | TAX DEPT #10WHITE & #9PINK ENVELOPES 25PCS          | 2,036.21          |
|                             |                                             | <b>Total:</b>                                       | <b>2,036.21</b>   |
| <b>ATTORNEY</b>             | <b>BOND SCHOENECK &amp; KING PLLC</b>       | LEGAL SERVICES APRIL2026 LABOR/EMPLOYMENT GEN MATT  | 3,108.50          |
|                             |                                             | <b>Total:</b>                                       | <b>3,108.50</b>   |
| <b>BUILDING-TOWN HALL</b>   | <b>A.G. WILLIAMS COMPANY INC</b>            | REPAIR PREP & PAINT SLIDE RAILING -FILMING DAMAGE   | 1,750.00          |
|                             |                                             | <b>Total:</b>                                       | <b>1,750.00</b>   |
| <b>LICENSES AND PERMITS</b> | <b>BRIGHTVIEW SENIOR LIVING DEVELOPMENT</b> | REFUND PARTIALREVIEWFEE RCT#12879 PERMIT BLD26-187  | 150,000.00        |
|                             |                                             | <b>Total:</b>                                       | <b>150,000.00</b> |
| <b>PARKS</b>                | <b>GARY MOSCA &amp; SON INC</b>             | TREATMENT#2 FOR BROADWAY FIELD#1 AND FIELD#2        | 1,500.00          |
|                             |                                             | TREATMENT#2 FOR PAT HENRY FIELD & VIRGINIA RD FIELD | 1,500.00          |
|                             | <b>POLLACK PAINT &amp; FIELD</b>            | STRIPING PAINT WHITE 12PK, RED SPRAY                | 1,628.70          |
|                             |                                             | <b>Total:</b>                                       | <b>4,628.70</b>   |
| <b>RECREATION CENTER</b>    | <b>CLEAN AIR QUALITY SERVICE INC</b>        | COMMUNITY CTR KITCHEN FAN UNIT ASSESMENT&REPAIRS    | 2,114.48          |
|                             |                                             | <b>Total:</b>                                       | <b>2,114.48</b>   |
| <b>POOL</b>                 |                                             |                                                     |                   |



| Department                    | Vendor Name                        | Description                                        | Amount           |
|-------------------------------|------------------------------------|----------------------------------------------------|------------------|
| POOL                          | CARDMEMBER SERVICES                | SUPPLIES FOR POOL POOL WEB /ELAN CC 5/7-6/4        | 2,476.45         |
|                               | PVS MINIBULK, INC                  | SODIUM HYPOCHLOIRTE 12.5% BULK 519.3774GA 6/10     | 2,051.54         |
|                               |                                    | SODIUM HYPOCHLORITE 12.5% BULK 499.4388GA 6/3      | 1,972.78         |
|                               |                                    | <b>Total:</b>                                      | <b>6,500.77</b>  |
|                               |                                    |                                                    |                  |
| YOUTH DAY CAMPS               | ULINE, INC.                        | 6ECONOMY AFRAME PICNIC TABLES-CAMPERS SITTING AREA | 2,422.75         |
|                               |                                    | 6UMBRELLA9"GREEN 6BASE UNDERTABLE-CAMP SHADE AREA  | 2,223.30         |
|                               | SPLISH SPLASH WATERPARK            | ACTION SQUAD TRIP TO SPLISH SPLASH 7/23/26         | 1,975.56         |
|                               |                                    | <b>Total:</b>                                      | <b>6,621.61</b>  |
|                               |                                    |                                                    |                  |
| MT PLEASANT CONS. SEWER DISTR | ALL-MAKES PUMP & MOTOR REPAIR INC. | LABOR FAILED PUMP @PHEASANT RUN SEWER PS           | 2,400.00         |
|                               |                                    | <b>Total:</b>                                      | <b>2,400.00</b>  |
|                               |                                    |                                                    |                  |
| JOINT WATER DISTRICT FUND     | HACH COMPANY                       | AA REAGENT SET CHLORINE FREE CL17 24               | 1,899.36         |
|                               |                                    | <b>Total:</b>                                      | <b>1,899.36</b>  |
|                               |                                    |                                                    |                  |
| POCANTICO WATER DISTRICT #1   | PVS MINIBULK, INC                  | SODIUM HYPOCHLORITE 299.66GA-591BEDFORD RD POCANTI | 1,183.67         |
|                               |                                    | <b>Total:</b>                                      | <b>1,183.67</b>  |
|                               |                                    |                                                    |                  |
| KENSICO WATER                 | ROSS VALVE MFG CO INC              | 1.5" 20WR RELIEF VALVE                             | 2,292.88         |
|                               |                                    | MILEAGE PARTS LABOR FOR 20WR RELIEF VALVE          | 18,603.35        |
|                               | PVS MINIBULK, INC                  | SODIUM HYPOCHLORITE 898.98GA -121 LOZZ DR          | 3,551.01         |
|                               |                                    | SODIUM HYPOCHLORITE 998.87GA -121 LOZZ DR KENSICO  | 3,945.57         |
|                               | ZURICH AMERICAN INSURANCE COMPANY  | TOWNS DEDUCTIBLE INS CLAIM#9690607111PAULSONTHOMAS | 10,000.00        |
|                               |                                    | <b>Total:</b>                                      | <b>38,392.81</b> |
|                               |                                    |                                                    |                  |
|                               |                                    |                                                    |                  |

| Department | Vendor Name | Description | Amount |
|------------|-------------|-------------|--------|
|------------|-------------|-------------|--------|

The above was approved by the Town Board at the meeting of 6/23/2026.

**Grand Total:** **220,738.36**