

Minutes of the Regular Meeting  
Of the Board of Trustees of the  
Village of Larchmont, N.Y.  
**held on September 18, 2023**

**PRESENT:** Mayor Sarah Bauer  
Trustees Dana Post  
Peter Fanelli  
Brigid Brennan  
Charles Manice

**Also Present:** Dep, Clerk Rilley, Attorney Staudt, Administrator Datino, Asst. Administrator Katzin

Mayor Bauer welcomed all in attendance and called the meeting to order at 7:43PM.

The Mayor made the following announcements.

1. Those watching at home you can see that the Courtroom dais is brand new. Thanks to Court Clerk Drisy Nunez for getting a grant from NYS to pay for the renovation and to Administrator Datino for getting the project completed.
2. Thanks to retiring Recreation Director Joyce Callahan for all her years of service to the Village.

On motion of Trustee Fanelli, seconded by Trustee Post and unanimously carried, it was: **RESOLVED**, to open the public hearing on a proposed local law Chapter 251, by amending the alternative Veterans exemption and adding a new Cold War exemption.

Mayor Bauer asked if there any comments on the proposed local law. There were none.

On motion of Trustee Fanelli, seconded by Trustee Brennan and unanimously carried, it was: **RESOLVED**, the public hearing was closed.

On motion of Trustee Brennan, seconded by Trustee Fanelli and unanimously carried, it was: **RESOLVED**, to adopt Local Law No. 10-2023

**VILLAGE OF LARCHMONT  
BOARD OF TRUSTEES  
LOCAL LAW NO. 10 -2023  
Adopted 9/18/2023**

**A LOCAL LAW TO AMEND THE CODE OF THE VILLAGE OF LARCHMONT, CHAPTER 251, BY  
AMENDING THE ALTERNATIVE VETERANS EXEMPTION AND ADDING A NEW COLD WAR  
VETERANS EXEMPTION**

Be it enacted by the Board of Trustees of the Village of Larchmont as follows:

**Section One.** Chapter 251 of the Code of the Village of Larchmont is hereby amended by adding thereto a new Article VII to read as follows:

**ARTICLE VII**

**Alternative Veterans Exemption**

**§ 251-30. Purpose.**

The Village Board hereby exercises the power given to it by § 458-a(2)(d)(ii) of the New York Real Property Tax Law to set the maximum amounts of the assessed value of qualifying residential real property as defined in section § 458-a(1)(d) of the New York Real Property Tax Law that will be exempt from taxation pursuant to § 458-a of the New York Real Property Tax Law. "New York Real Property Tax Law" is abbreviated to read "RPTL."

**§ 251-31 Amount of exemptions.**

A. Qualifying residential real property shall be exempt from taxation to the extent of 15% of the assessed value of such property; provided, however, that such exemption shall not exceed

\$75,000 or the product of \$75,000 multiplied by the latest state equalization rate for the Village.

B. In addition to the exemption provided by Subsection A of this section, where the veteran served in a combat theater or combat zone of operations, as documented by the award of a United States campaign ribbon or service medal, or the armed forces expeditionary medal, naval expeditionary medal, marine corps expeditionary medal, or global war on terrorism expeditionary medal, qualifying residential real property also shall be exempt from taxation to the extent of 10% of the assessed value of such property; provided, however, that such exemption shall not exceed \$50,000 or the product of \$50,000 multiplied by the latest state equalization rate for the Village, whichever is less.

C. In addition to the exemptions provided by Subsections A and B of this section, where the veteran received a compensation rating from the United States Veteran's Administration or from the United States Department of Defense because of a service-connected disability, qualifying residential real property shall be exempt from taxation to the extent of the product of the assessed value of such property multiplied by 50% of the veteran's disability rating; provided however, that such exemption shall not exceed \$250,000 or the product of \$250,000 multiplied by the latest state equalization rate for the Village, whichever is less. For the purpose of this subsection, where a person who has served in the active military, naval or air service during a period of war died in service of a service connected disability, such person shall be deemed to have been assigned a compensation rating of 100%.

D. For the purpose of this article, a Gold Star Parent as defined in RPTL § 458-a, Subdivision 7(a), is included within the definition of "qualified owner" contained in section RPTL § 458-a, Subdivision 1(c), and real property owned by a Gold Star Parent is included within the definition of "qualifying residential real property" contained in RPTL § 458-a, Subdivision 1(d), provided that such property is the primary residence of the Gold Star Parent.

**Section Two.** Chapter 251 of the Code of the Village of Larchmont is hereby amended by adding thereto a new Article VIII to read as follows:

#### ARTICLE VIII

##### **Cold War Veterans Exemption**

**§ 251-32. Purpose.** The purpose of this article is to create a partial exemption from real estate taxes levied by the Village of Larchmont on property owned by a person who served on active duty in the United States Armed Forces during the time period from September 2, 1945, to December 26, 1991, was discharged or released therefrom under honorable discharge conditions and satisfies any other requirements set forth in § 458-b of the New York Real Property Tax Law. This article makes the Code of the Village of Larchmont consistent with Sec. 473.331 of the Laws of Westchester County.

**§ 251-33. Definitions.** The definitions contained in RPTL 458-b are incorporated by reference.

**§ 251-34. Application for exemption.** An application for the exemption authorized by this article shall be made by the qualified owner, or all of the qualified owners, of qualified residential real property on a form prescribed by the New York State Board of Real Property Tax Services. The qualified owner or owners shall file the completed form in the Assessor's office. The Assessor shall determine the applicant's eligibility for the exemption authorized by this article as of the first taxable status date following the submission of a complete application therefor. The applicant shall be required to refile at such times and under such circumstances as may be set forth in § 458-b(4) of the New York Real Property Tax Law. Any person convicted of willfully making any false statement in the application for such exemption shall be subject to the penalties prescribed in the New York Penal Law.

##### **§251-35. Amount of exemption; limitations.**

A. Qualified residential real property shall be exempt from taxation to the extent of 15% of the assessed value of such property; provided, however, that such exemption shall not exceed \$75,000 or the product of \$ 75,000 multiplied by the latest state equalization rate for the Village.

B. In addition to the exemption provided by this article, where the Cold War veteran received a compensation rating from the United States Department of Veterans Affairs or from the United States Department of Defense because of a service-connected disability, qualified residential real property shall be exempt from taxation to the extent of the product of the assessed value of such property multiplied by 50% of the Cold War veteran disability rating; provided however, that such exemption shall not exceed \$250,000 or the product of \$250,000 multiplied by the latest state equalization rate for the Town, whichever is less.

C. If a Cold War veteran receives an alternative veterans' exemption under Article VI of this chapter, the Cold War veteran shall not be eligible to receive an exemption under this article.

**§ 251-36. Duration of exemption.** The exemption provided by this article shall be granted for as long as a qualified owner owns a qualified residential real property. Exemptions provided by this article in existence prior to January 1, 2018, shall not expire on their 10th anniversary but shall continue for as long as the qualified owner owns a qualified residential real property, without the qualified owner having to file another application.

**Section Three.** Severability. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**Section Four.** This local law shall take effect immediately upon its adoption and filing with the Secretary of State and shall apply to taxable status dates on or after that date.

On motion of Trustee Manice, seconded by Trustee Brennan and unanimously carried, it was: **RESOLVED**, to open the public hearing on a proposed local law Chapter 251, by increasing the Senior Citizens tax exemption and adding an exemption for Persons with Disabilities.

Mayor Bauer asked if there any comments on the proposed local law. There were none.

On motion of Trustee Post, seconded by Trustee Fanelli and unanimously carried, it was: **RESOLVED**, the public hearing was closed.

On motion of Trustee Fanelli, seconded by Trustee Manice and unanimously carried, it was: **RESOLVED**, to adopt Local Law No. 11-2023

**VILLAGE OF LARCHMONT  
BOARD OF TRUSTEES**

**LOCAL LAW NO. 11-2023  
Adopted September 18, 2023**

**A LOCAL LAW TO AMEND THE CODE OF THE VILLAGE OF LARCHMONT, CHAPTER 251, BY  
INCREASING THE SENIOR CITIZENS TAX EXEMPTION AND ADDING AN EXEMPTION FOR  
PERSONS WITH DISABILITIES**

Be it enacted by the Board of Trustees of the Village of Larchmont as follows:

**Section One.** Section 251-17 A of Chapter 251 of the Code of the Village of Larchmont is hereby amended in its entirety to read as follows:

§ 251-17. Schedule of exemptions.

- A. For Village of Larchmont assessment rolls prepared on the basis of a taxable status date occurring on or after January 1, 2024, real property owned by certain persons 65 years of age or older shall be exempt from village taxes to the following extent:

<b>Annual Income</b>	<b>Percentage of Assessed Value Exempt from Taxation</b>
\$0 to \$50,000.00	50%
\$50,000.01 to \$50,999.99	45%
\$51,000.00 to \$51,999.99	40%
\$52,000.00 to \$52,999.99	35%
\$53,000.00 to \$53,899.99	30%
\$53,900.00 to \$54,799.99	25%
\$54,800.00 to \$55,699.99	20%
\$55,700.00 to \$56,599.99	15%
\$56,600.00 to \$57,499.99	10%
\$57,500.00 to \$58,399.99	5%

**Section Two:** Section 251-20 A of Chapter 251 of the Code of the Village of Larchmont is hereby amended in its entirety to read as follows:

- A. Title to the property must be vested in the owner or, if more than one, in all of the owners for at least 24 consecutive months prior to the date that the application is filed. Tenant-stockholders of cooperative associations are eligible to apply for a partial tax exemption under this Article.

**Section Three:** Chapter 251 of the Code of the Village of Larchmont is hereby amended by adding thereto a new Article IX to read as follows:

**ARTICLE IX**

**Persons with Disabilities Tax Exemption**

§ 251-37 Granting of partial exemption.

Pursuant to the provisions of the Real Property Tax Law, as amended to date, the purpose of this article is to grant a partial exemption from taxation on real property which is owned by certain persons with disabilities whose income is limited by those disabilities.

§ 251-38 Schedule of exemptions.

- A. The Village of Larchmont hereby exercises the local option provided for in § 459-c of the New York Real Property Tax Law. Accordingly, any person otherwise qualifying for the persons with disabilities exemption provided for therein shall not be denied an exemption by the Village of Larchmont.

- B. For Village of Larchmont assessment rolls prepared on the basis of a taxable status date occurring on or after January 1, 2024, real property owned by a person with a disability, as set forth in § 459-c, of the New York Real Property Tax Law, shall be exempt from village taxes to the following extent:

<b>Annual Income</b>	<b>Percentage of Assessed Value Exempt from Taxation</b>
\$0 to \$50,000.00	50%
\$50,000.01 to \$50,999.99	45%
\$51,000.00 to \$51,999.99	40%
\$52,000.00 to \$52,999.99	35%
\$53,000.00 to \$53,899.99	30%
\$53,900.00 to \$54,799.99	25%
\$54,800.00 to \$55,699.99	20%
\$55,700.00 to \$56,599.99	15%
\$56,600.00 to \$57,499.99	10%
\$57,500.00 to \$58,399.99	5%

§ 251-39 Filing of application required.

The owner or all of the owners must file an application annually in the Assessor's office of the Village of Larchmont for this exemption. Applications must be filed in the Assessor's office on or before the taxable status date of the village assessment roll, which is January 1 of each year.

§ 251-40 Eligibility.

The eligibility of the owner or owners is to be determined pursuant to the criteria set forth in § 459-c of the New York Real Property Tax Law.

**Section Four.** Severability. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**Section Five.** This local law shall take effect immediately upon its adoption and filing with the Secretary of State and shall apply to taxable status dates on or after that date.

Next Melissa Manice and Architect, Rick Yestadt gave a presentation on the Flint Park Renovation Project, Phase 2. Ms. Manice said Phase 2 will focus on the Paddle Courts and the Playhouse.

Ms. Manice and Mr. Yestadt began the presentation.

Paddle Courts.

1. 3 Courts to be raised
2. Warming hut w/ heated floors and glass doors to view play
3. Courts can be easily be converted for Pickleball
4. New Lighting and pathways

Playhouse

1. New Porch facing park entrance
2. New bathrooms, patio and pantry
3. Spectator seating on tennis courts side
4. ADA Compliant

Ms. Manice said the fund raising for the Paddle Courts and Playhouse will begin this fall.

Mayor Bauer thanked Ms. Manice and Mr. Yestadt for the presentation.

Trustee Brennan said that she was involved with the last Flint Park renovation so can appreciate their efforts.

On motion Trustee Manice, seconded by Trustee Brennan, and unanimously carried, it was: **RESOLVED**, to authorize the Flint Park Conservancy to fund raise for the renovation of the Paddle Courts and the Playhouse as part of Phase 2 of the Flint Park Renovation.

Chief McNerney gave the following report.

1. As reported at the last meeting, there was an arrest in Brooklyn of a man who approached teenagers outside of Chase Bank asking them if they would cash a check for him because his account does not have sufficient funds.
2. A man and a woman followed an elderly man from TD Bank. The woman told the elderly man not to back up because something is under his tires while the man robs the cash just withdrawn from the bank.
3. On 9/17 a bomb threat was emailed to the Larchmont Temple. The Westchester County Bomb Squad was called and performed a search of the premises and found no explosives.
4. Officers body cameras have arrived and will be fitted by the end of the week.
5. Leaf blower law is still effect. 2 summonses have been issued.

Chief Valentine addressed the meeting.

Mayor and Board of Trustees, I would like to now present to you our newest Firefighter for the Village of Larchmont Fire Department. Standing before us tonight is Steven Lopes. Steve was born in Yonkers, New York as a first generation American to Portuguese parents. At a young age he attended Portuguese-American school during the night to learn the Portuguese language and culture while still going to a traditional school during the day. Steve is tri-lingual in English, Portuguese and Spanish. In addition to being heavily involved in the Portuguese soccer league, he went on to attend Saunders Trades and Tech high school where he specialized in auto

mechanics and welding. Steve attended Monroe College in New Rochelle where he received his degree in Medical Administration. Previous to achieving his ultimate goal of becoming a Larchmont Firefighter, he was a construction worker for the laborer's union working on several major projects throughout the 5 boroughs and was also an NYPD officer in the Bronx. Steve completed his intensive hands-on training at the Westchester Career Chiefs Fire Academy on July 28<sup>th</sup> of this year followed by his month-long in-service training here in Larchmont during the month of August. At this time I would like to ask Steve's father, Carlos Lopes to come forward and for Mayor Bauer to administer the oath of office.

Mayor Bauer administered the oath of office to FF Lopes

Chief Valentine made the following report.

1. Since our last Board meeting in July the Larchmont Fire Department has responded to a wide variety of emergency scenes. As a quick recap of the last 2 months of statistics within our village we handled six structural related fires, a significant hazardous materials release, over 100 fire calls, approximately 50 medical related calls, and multiple mutual aid requests.
2. On August 7<sup>th</sup> we were alerted to a garage fire on Gerlach Place. Firefighters arrived in less than 3 minutes of notification and found a fire that was electrical in nature and extinguished by the quick actions of the homeowner. Firefighters continued overhauling the structure to ensure all fire was out and completed their investigation.
3. A week later on August 14<sup>th</sup>, around 5am we were notified of a structure fire in the roofline of a residence on Magnolia Avenue. Due to the homeowner's expedient notification to the 911 system, we were able to contain the fire to one area with minimal damage to the home. This particular call received mutual aid from 6 outside fire/ems/and utility agencies, along with Larchmont's own police and building departments.
4. Later that afternoon, we responded to an accidental release of mercury. Upon investigation it was found that a significant quantity of mercury was spilled from an antique clock. Working in conjunction with the Westchester County special operations bureau and NYSDEC, the matter was resolved later that same day.

The reason I bring these 3 calls up in particular is because it highlights the dramatic effect that our residents have in helping to mitigate these emergency situations. If it hadn't been for the immediate call to 911, these scenes would have been much more severe. In the fire service we continually preach to get out, stay out, and call 911 whenever there is a fire or dangerous event occurring in your home. These residents did exactly that and I wanted to thank them along with the many other residents who play this pivotal part in the 911 system.

4. On a more solemn note, both active and retired members of Local 895, our career firefighter's union, traveled to Colorado Springs, Colorado to attend the IAFF Fallen Firefighters Memorial ceremony. Among the 500 members who were memorialized this past weekend was our very own Lt. John Veteri who passed away from 9/11 related cancer in March of 2022.

To finish my report, just a quick note as one of the code enforcement officers for the Village. I would like to remind everyone that the operation of all leaf blowers are still prohibited until October 15<sup>th</sup> and only then will electric leaf blowers be allowed until December 15<sup>th</sup>. Since our last board meeting approximately 20 appearance tickets have been issued in violation of this code. Further information can be found in Chapter 180 of the Village of Larchmont code.

Thank you all for your time and I am available to answer any questions you may have.

Trustee Cazzorla presented to the Board the First Quarter Financial Report Fiscal Year 2023-2024. SEE ATTACHED.

Trustee Fanelli gave the following report.

1. The annual Arts Festival will take place on September 30<sup>th</sup> from 1-5PM.
2. Volunteer fire fighter Michael Nadelson is currently doing additional fire fighting training.
3. A fire on 9/5 was well responded by volunteer fire fighters.

The Mayor announced resolutions adopted at recent work sessions.

1. Commercial Area Plan Committee "CAPC"
2. Auth. Administrator to execute NYS Consolidated Funding Application
3. Set Public Hearing Veterans Tax Exemption
4. Set Public Hearing Persons with Disabilities

Mayor Bauer asked if anyone in attendance would like to address the Board on any non-agenda item.

Jonathan Silvers, 9 Monroe Ave said he has like in Larchmont for 3 ½ years and has seen waste in the government. The curbs at his house were replaced and were not in need of replacing. Mr. Silvers would like to have a committee organized to overview and identify bad labor policies.

Mayor Bauer said the Board will take this matter up and review it. She thanked Mr. Silvers

On motion of Trustee Fanelli, seconded by Trustee Post, and unanimously carried, it was: **RESOLVED**, to approve the minutes of 7/24/2023.

On motion of Trustee Post, seconded by Trustee Fanelli, and unanimously carried, it was: **RESOLVED**, to approve the minutes of the work session of 7/24/2023.

On motion of Trustee Manice seconded by Trustee Post, and unanimously carried, it was: **RESOLVED**, to approve the minutes of the work session of 9/5/2023.

On motion of Trustee Manice seconded by Trustee Brennan, and unanimously carried, it was: **RESOLVED**, to approve the Bills dated 9/13/2023, in the amount of \$518,832.29.

On motion of Trustee Manice seconded by Trustee Post, and unanimously carried, it was: **RESOLVED**, to approve the Paid bills 9/7/2023 in the amount of \$1,593,352.8.

On motion of Trustee Manice seconded by Trustee Fanelli, and unanimously carried, it was: **RESOLVED**, to approve the Bills dated 9/7/2023 in the amount of \$1,497,931.72.

On motion of Trustee Post seconded by Trustee Brennan, and unanimously carried, the meeting adjourned at 8:48PM.