SARAH BAUER
MAYOR

DANA POST
BRIGID BRENNAN
PETER FANELLI
TERENCE PARÉ
TRUSTEES

AYLONE KATZIN
ACTING VILLAGE ADMINISTRATOR

VILLAGE OF LARCHMONT
120 LARCHMONT AVENUE
LARCHMONT, NY 10538

914-834-6230
WWW.LARCHMONTNY.GOV

Village Board of Trustees Meeting

Monday, May 19, 2025 – 7:30 PM
Village Hall Courtroom

The Board will convene at 5:30 PM in a Work Session in the Second Floor Conference Room. All meetings are recorded and broadcast on LMC-TV, Channel 76 (Cablevision) or Channel 35 (Verizon).

Roll Call

Pledge of Allegiance

Mayor's Comments

Administrator's Report

Village Attorney's Report

Village Treasurer's Report

Police Chief's Report

Fire Chief's Report

Trustees' Comments

Agenda Items

- Confirmation of Acting Village Administrator
- Approval of the 2025-26 Tax Warrant

Resolutions set at previous Work Session

- Motion to execute an agreement for separation of employment

Approval of Minutes

- Regular Meetings: April 21
- Special Meetings: May 15

Approval of Bills

RESOLUTION RE: CONFIRMING THE APPOINTMENT OF ACTING VILLAGE ADMINISTRATOR

WHEREAS, Justin Datino has resigned from his role as Village Administrator for the Village of Larchmont; and

WHEREAS, the Mayor of the Village of Larchmont has appointed Assistant Village Administrator Aylone Katzin to be the Acting Village Administrator effective May 14, 2025, pending Village Board confirmation; now therefore be it

RESOLVED, that the Village of Larchmont Board of Trustees hereby confirms the appointment of Aylone Katzin to the position of Acting Village Administrator; and be it further

RESOLVED, that the effective date of said promotion shall be May 14, 2025, until such time as a permanent Village Administrator shall be appointed.

Submitted by: Village Mayor
Date: May 16, 2025
For: May 19, 2025

Larchmont
NEW YORK 1891

TAX WARRANT

YOU ARE HEREBY DIRECTED to receive and collect from the several persons named in the tax roll annexed hereto the several sums stated in the last column thereof opposite their respective names, being a total of **$17,189,856.77** for the following purpose:

Adopted Tax Levy FY 2025-26 Budget:	$16,975,915.00
2025-26 Streetscape Assessment (PA):	32,169.45
Sidewalk Arrears as of 05/20/2024:	13,990.35
Water Fund Arrears as of 05/06/2024:	138,430.01
Sewer Fund Arrears as of 05/06/2024:	11,131.96
Alarms Arrears as of 05/06/2024:	18,220.00
Total	**$17,189,856.77**

YOU ARE FURTHER DIRECTED to receive and collect such sums without additional charges between the First day of June, 2025, and the First day of July, 2025, inclusive; and thereafter to collect with such of the sums as have not been theretofore collected an additional charge of two percentum for the first month and one percentum for each month thereafter until paid.

_____
Mayor

Dated: May 19, 2025
Attest:

_____
Deputy Village Clerk

Minutes of the Regular Meeting
Of the Board of Trustees of the
Village of Larchmont, N.Y.
held on Monday, April 21, 2025

PRESENT: Mayor Sarah Bauer
Trustees Dana Post
Peter Fanelli
Brigid Brennan
Terence Pare

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

Mayor Bauer welcomed all in attendance and called the meeting to order at 7:35PM.

On motion of Trustee Post, seconded by Trustee Fanelli, and unanimously carried, it was: **RESOLVED,** to reappoint Roland Young as Chair and member Susan Healy to the Planning Board.

On motion of Trustee Fanelli, seconded by Trustee Pare, and unanimously carried, it was: **RESOLVED** to reappoint David Kriss as Chair of the Zoning Board of Appeals, Sal Alini and Justin O'Leary as members, and Anthony Andersen as an alternate.

The Mayor announced that Brian Reilly will be retiring after many years as Deputy Clerk of the Village. The Mayor and Trustees all expressed how much Brian will be missed and how much they enjoyed working with him.

Congressman George Latimer was next the address the meeting. He announced that beside his office in D.C., he has offices in White Plains and The Bronx. Also, he is on the Small Business and Foreign Affaires committees.

On motion of Trustee Brennan, seconded by Trustee Pare, and unanimously carried, it was: **RESOLVED,** to open the public hearing on a proposed local law to amend the Zoning Code for Drive Standards.

Mayor Bauer asked if anyone on the Board and in attendance had comments on the proposed law. There were none.

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

On motion of Trustee Pare, seconded by Trustee Brennan, and unanimously carried, it was: **RESOLVED,** to adopt Local Law No. 3-2025.

VILLAGE OF LARCHMONT

BOARD OF TRUSTEES

LOCAL LAW NO. 3- 2025

A LOCAL LAW TO AMEND THE CODE OF THE VILLAGE OF LARCHMONT TO ADD

SUPPLEMENTAL STANDARDS FOR DRIVEWAYS SERVING ONE-FAMILY DWELLINGS

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

Section 1: Chapter 381 of the Code of the Village of Larchmont is hereby amended by adding thereto a new Chapter 381-41K to read as follows:

381-41 K. Standards for driveways. The following standards shall apply to all driveways serving one-family dwellings in One-Family Residence Districts and the Waterfront Coastal Zone District:

(1) A driveway is that area of a lot used for providing vehicular access and off-street parking of registered passenger vehicles. Its surface is either impervious or pervious, including but not limited to asphalt, gravel, stone or other nonvegetative material. Unless otherwise approved by the Planning Board in a Site Plan review, it shall lead perpendicular from a public road directly to a garage. If the property does not have a garage, the driveway is that which has been established for the use as the parking area of said dwelling.

(2) No more than one driveway shall be permitted per lot frontage. On a corner lot, a second driveway shall be permitted, provided one of the driveways provides direct access to a garage.

(3) No driveway shall be located less than two feet from a side property line in the R-5 and R-7.5 One-Family Residence Districts and less than four feet in all other One-Family Residence Districts and the Waterfront Coastal Zone District.

(4) No driveway shall be located less than 35 feet from the closest point of the intersection of two or more streets.

(5) In order to preserve the maximum amount of on-street parking and to maintain the character of the Village's streetscapes, driveway curb cuts shall not exceed 12 feet in width. Provided, however, if the Planning Board, pursuant to subsection seven (7) hereof, permits a driveway to be wider than 12 feet at the street line, then the curb cut size limit may be increased to match the permitted width of the driveway at the street line.

(6) Driveway curb cuts must be at least 3 feet from the nearest utility pole or hydrant.

(7) The maximum width of the portion of a driveway located within 20 feet of the front or side-front property line shall not exceed 12 feet, or the width of an existing legal nonconforming curb cut, whichever is wider, provided, however, if the driveway provides access to a two-car garage or cannot legally be made long enough to accommodate the required number of off-street parking spaces in tandem, the driveway may be widened to a width determined by the Planning Board not to exceed 24 feet to allow for side-by-side parking. In no instance shall the width of driveway pavement located within the required front yard exceed 1/3 of the lot's frontage.

(8) Driveways that are shared by two adjoining lots shall be permitted only when approved by the Planning Board under the following conditions:

(a) Such a shared driveway shall only be permitted when the use of a single shared driveway would significantly enhance traffic safety, reduce the extent of lot coverage on both lots, and resemble when viewed from the street, to the extent practical, a driveway that serves a single lot.

(b) Such a shared driveway shall be no wider than 12 feet in width for the length of the driveway from the street to the extreme rear corner of the dwelling that is located closest to the street, unless a wider driveway is permitted pursuant to subsection seven (7) hereof; at such corner, the shared driveway may then be required to divide into two separate driveways, provided that each driveway is separated by a planting strip that widens to at least three feet on either side of the property line within 10 feet of such division.

(c) Such a shared driveway shall also be set back at least three feet from the sides of the principal buildings on each lot, which setbacks shall be maintained as a landscaped strip consisting of lawn, shrubs, or other vegetation.

(9) The maximum driveway surface area shall not exceed 35% of the total front yard area (the area between the front of the principal building, the front property line and both side lot lines).

(10) The maximum grade for any new driveway accessory to a single-family dwelling, and connecting its off-street parking area to a street, shall not exceed 10%, except that where it can be demonstrated to the satisfaction of the Village Engineer that, because of practical

difficulty or unreasonable hardship affecting a particular property, the construction of a driveway grade of less than 10% is impractical, the construction of a steeper driveway shall be permitted, provided that the increase in driveway grade is the minimum increase required.

(11) Notwithstanding the maximum permitted grades specified in Subsection K. (10), no driveway serving a single-family dwelling shall have a grade in excess of 3% in the platform transition area, which is that portion of the driveway which is within 35 feet of the center line of the travelled way of the street, or within 10 feet of the right-of-way line of the street, whichever distance is greater, except that the Village Engineer shall have the same power to permit increased grades here as in Subsection K. (10) above.

(12) Any driveway entering into a street shall be located and aligned in such a way as to create the minimum possible traffic hazard. The platform transition portion of the driveway, as required by Subsection (11) above, shall be aligned at right angles to the street.

(13) Unobstructed clear sight distance shall be provided in both directions at all driveway exit points so that the driver of an automobile stopped on the platform area of any new driveway shall have an unobstructed view of the intersecting roadway for at least 200 feet in either direction, and so that the driver of an automobile traveling on the roadway shall have a similar view of the automobile in the driveway. If it is necessary to clear vegetation, modify grades or relocate appurtenances located within the Village right-of-way, said would require the approval of the Department of Public Works General Forman and Village Engineer. If, because of practical difficulty or unreasonable hardship affecting a particular property, achieving the required sight distance is impossible, The Department of Public Works General Forman and Village Engineer may allow for a reduction, provided it is the minimum reduction required.

(14) Driveway surface. All driveways shall be improved and suitably maintained to the extent deemed necessary by the Village Engineer to avoid nuisances of dust, erosion or excessive water flow across public ways or adjacent lands.

(15) No part of the first story of a dwelling may extend onto or over the minimum driveway width required in Subsection (7) above.

(16) Circular driveways, driveways with two access points on the same street, are prohibited.

(17) Upon completion of demolition, excavation, and construction in the Village right-of-way, the applicant shall restore to the satisfaction of the Department of Public Works any road asphalt, curbs, sidewalks, vegetation, signage, and/or other public property damaged during the course of work of the installation of the driveway.

Section 2: 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 3: This Local Law shall take effect immediately upon filing with the Secretary of State.

On motion of Trustee Pare, seconded by Trustee Post, and unanimously carried, it was:
RESOLVED, to open the public hearing on a proposed local law to add Supplemental Standards for one family homes prone to flooding.

Mayor Bauer asked if anyone on the Board and in attendance had comments on the proposed law? There were none.

On motion of Trustee Pare, seconded by Trustee Brennan, and unanimously carried, it was:
RESOLVED, to adopt Local Law No. 4-2025.

VILLAGE OF LARCHMONT

BOARD OF TRUSTEES
LOCAL LAW NO. 4- 2025
A LOCAL LAW TO AMEND THE CODE OF THE VILLAGE OF LARCHMONT TO ADD SUPPLEMENTAL STANDARDS FOR ONE FAMILY HOUSES THAT ARE PRONE TO FLOODING

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

Section 1: Chapter 381 of the Code of the Village of Larchmont is hereby amended by adding thereto a new Chapter 381-34 F to read as follows:

F. Notwithstanding any other provisions of this Zoning Chapter to the contrary, with respect to lots currently improved with one family dwellings, the Planning Board, as part of a Site Plan review process, shall have the authority, if it so chooses, to waive height and other applicable requirements of this Zoning Chapter for structures on the lots, in light of the location of the structures relative to the 100 year flood zone. The Planning Board is so authorized in order to facilitate one family houses, additions thereto, and accessory structures being replaced, constructed or modified (including raising the elevation of existing structures) so that the elevation of the first floor of the building can be constructed at an elevation(s) to avoid likely flooding while still allowing the building to have the number of stories and ceiling heights which would otherwise be permitted if the elevation were not raised.

1. In determining whether, and to what extent, such waiver(s) will be granted, the Planning Board shall consider, among other factors it may deem relevant:

(a) The impact(s) on immediate neighbors and the neighborhood if the height of a structure is allowed to be increased above the normally applicable limits; and

(b) Whether the applicant can reasonably achieve the benefits the waivers would provide by other design alternatives; and

(c) Whether the Board shall impose conditions (e.g. additional setbacks or landscaping) to offset impacts of the waiver(s) on neighboring properties and the neighborhood.

2. The plans for any structure for which a waiver is sought shall comply with Village Code Chapter 337 “Flood Damage Prevention” and National Flood Insurance Program regulations.

3. A flood elevation certificate shall be provided to the Building Department upon completion of the project for which the waiver is granted.

Section 2: 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 3: This Local Law shall take effect immediately upon filing with the Secretary of State.

Next Administrator Datino said the Tentative 2025-26 Village Budget was made after many meetings between the Board and staff.

On motion of Trustee Pare, seconded by Trustee Post, and unanimously carried, it was:
RESOLVED, to open the public hearing on the 2025-26 Tentative Budget.

The Board discussed items of the Tentative Budget.

On motion of Trustee Pare, seconded by Trustee Post, and unanimously carried, it was:
RESOLVED, to close the public hearing

On motion of Trustee Post, seconded by Trustee Brennan, it was:
RESOLVED, to Adopt the 2025-2026 Village Budget by the following Vote:
AYES: Mayor Baier, Trustee Post, Trustee Fanelli, Trustee Brennan
NAYS: None
ABSTAIN: Trustee Pare

Lt. Paprota gave the following report.
1. New Rochelle resident reported an electric bike was stolen.

2. A resident reported that a neighbor had kicked in his apartment door. The neighbor was having a mental health episode.
3. a resident while he and his wife were away on vacation they observed by camera, an unknown man entering their apartment by a window. A neighbor reported the same thing occurred in their apartment. Both were in California at the same. Time.
4. CVS reported an elderly woman attempted to but $2,000 worth of gift cards to rectify an issue with Social Security. The Manager told the woman it was a scam and called the police.
5. A resident of Locust Ave called the PD to say his neighbor damaged his fence on purpose.
6. A scooter was stolen from Lot 1.
7. Walgreens on Hommoks Rd. reported an elderly man purchased $1,000 worth of Apple gift cards and said he was going to CVS. PD contacted CVS and was told the elderly man was there and he bought the gift cards for Taylor Swift.

Chief Valentine made the following report.
1. Members of the FD participate in hazard materials at the Cross-County Shopping Mall in Yonkers.
2. FD Boat Marine #$ has been activated.
3. At Risk Community Group.
4. Severe Weather in New York State.
5.Ouytdoor Dining notifications have been sent out.

Treasurer Cazzorla gave the following report.
1. 2025-25 Budget.
2. The NYS Preliminary Audit will take place on June 6th and will be completed on 9/15.

Trustee Brennan made the following report.
1. Earth Day in Constitution Park on 2/26. There will be vendors and events. The rain date will be Sunday, 4/27.
2. $287,500 Energy Projects grants.

Trustee Fanelli gave the following report.
1. Paddle & Tennis permits are available on the Village website.
2. Larchapalooza will be held on 6/7/25
3. CZMC is in need of volunteers from Larchmont.
4. Larchmont needs volunteers.
5. 2025 Flint park Day Camp has 15 opening for campers.
6. The 2025 Memorial Day Parade will take place on 5/22/25 at 7PM.
7. On 6/13 the Sprint to Flint will take place with the 1K Fun Run and the 5K Sprint.
8. The Dixie Dandies will perform in Manor Park on the 4th of July.
9. Concerts in the Park will take place in July every Thursday in Constitution Park.

Trustee Pare made the following report.
1. on 4/25 a tree planning will take place on Forest Park avenue.

On motion of Trustee Pare, seconded by Trustee Brennan, and unanimously carried, it was:
RESOLVED, to adopt the 2025 MS4 Stormwater Report.

On motion of Trustee Fanelli, seconded by Trustee Post, and unanimously carried, the following resolution was adopted:

WHEREAS, the Village of Larchmont ("Village") and Civil Service Employees Association Local 1000 ("CSEA") are parties to a Collective Bargaining Agreement that expired on May 31, 2022; and

WHEREAS, changes to the terms and conditions of employment were agreed upon by the parties and placed in the form of a Memorandum of Agreement on March 7, 2025; and

WHEREAS, the membership of CSEA ratified the terms and conditions contained in the Memorandum of Agreement on March 27, 2025; and

WHEREAS, the Memorandum of Agreement between the Village and CSEA regarding the terms and conditions of employment for the period June 1, 2022 through and including May 31, 2029 is being presented for approval by the Village of Larchmont Board of Trustees; now therefore be it

RESOLVED, that the Memorandum of Agreement between the Village and CSEA dated March 10, 2025 regarding the terms and conditions of employment for the period June 1, 2022 through and including May 31, 2029 is hereby approved; and be it further

RESOLVED, that the Village Administrator is hereby authorized to execute a Collective Bargaining Agreement for the period June 1, 2022 through and including May 31, 2029 between the Village and CSEA incorporating the terms and conditions of said Memorandum of Agreement.

On motion of Trustee Pare, seconded by Trustee Brennan, and unanimously carried, the following resolution was adopted:

RESOLVED, that the Village Administrator is authorized to execute a professional services agreement with Pavement Management Group (PMG), PO Box 2407, Heath, Ohio 43056, in substantially the same form as attached hereto, for an amount not to exceed $15,000, for the services outlined in their proposal dated April 14, 2025; and be it further

RESOLVED, that the Village Administrator is authorized to undertake all the administrative acts required pursuant to the agreement; and be it further

RESOLVED, that the costs of the project be charged to the appropriate general fund account, as determined by the Village Treasurer

On motion of Trustee Post, seconded by Trustee Fanelli, and unanimously carried, the following resolution was adopted:

WHEREAS, through the generous efforts and donations of various community members and organizations, key facilities in Flint Park have been replaced and renovated in recent years, including the Flint Park Tennis House; and

WHEREAS, the renovation of the Tennis House included refurbished restrooms, new windows, flooring, HVAC system, interior & exterior lighting as well as provisions for a café in the building; and

WHEREAS, the Village issued a Request for Proposals (RFP) to identify a qualified operator for the café, subsequently the Village received and reviewed several responses to the RFP, identifying the response from Strada Foods Inc. as being the most responsive to the RFP; and

WHEREAS, the Village and Strada Foods met to discuss a plan to run the café and agree to terms of the License Agreement for the operation and maintenance of a food and refreshment concession at the Flint Park Tennis House; and now therefore be it

RESOLVED, that the Village Administrator is herein authorized to execute a license agreement, in substantially the same form as attached hereto, with Strada

Food LLC. for use of the Village Flint Park Tennis house for a café concession operation; and be it further

RESOLVED, the Village Administrator is authorized to purchase equipment to outfit the food preparation area of the café in the Tennis house, based on the recommendations of Strada Food, in an amount not to exceed $15,000; and be it further

RESOLVED, that the Village Board authorizes the transfer of up to $15,000 from the General Fund, Fund Balance to the appropriate GL account as determined by the Village Treasurer to fund the purchase of the aforementioned equipment.

Mayor Bauer read the following statement
The next item on our agenda is to award a bid for the commercial sanitation collection for our business district. The Board made this decision to address concerns that the current cost allocation method used by Larchmont Mamaroneck Joint Sanitation Commission does not accurately reflect the true drivers of costs.

The Joint Sanitation Commission was established in 1938 to enable the Town of Mamaroneck and the Village of Larchmont to build an incinerator for garbage disposal. The 1938 law allocated costs amongst the municipalities based on tonnage, which was fair at the time, as each municipality paid according to the weight of its waste brought to be burned at the incinerator. After the incinerator was decommissioned in the 1960s, the Commission began transporting waste to the County for disposal.

However, despite the change in service, the cost allocation method has remained the same. The primary driver of expenses for the collection service is the number of stops. The current formula, based on tonnage, skews expenses toward the Village of Larchmont due to its business district, which, despite having only 150 stops, generates nearly half of the Village's tonnage.

The Village of Larchmont has been in discussions for years with the Town of Mamaroneck to find a solution that reallocates costs to better reflect the reality of the Commission's operations. For example, we are exploring the possibility of implementing a fee based on the number of stops—approximately 1/3 for the Village's 1,700 stops and 2/3 for the Town of Mamaroneck's 3,100 stops. While we have not yet reached an agreement, we remain hopeful that a solution can be found.

In the interim, we decided to remove the commercial district, effective July 1. This change reduced our overall percentage to 37% for 2025, resulting in approximately a $300,000 reduction in the amount the Village of Larchmont pays to the Commission. Without this adjustment, the Village would have been allocated 44% of the Commission's budget for 2025.

We hope that these steps by the Village will result in meaningful and positive changes with respect to the Commission and we remain committed to trying to find a way forward with the Town.

On motion of Trustee Fanelli, seconded by Trustee Pare, and unanimously carried, it was:
RESOLVED, to approve the minutes of meeting held on 3/24/2025.

On motion of Trustee Pare, seconded by Trustee Post, and unanimously carried, it was:
RESOLVED, to approve the minutes of the work session meeting held on 4/7/2025.

On motion of Trustee Brennan, seconded by Trustee Post, and unanimously carried, it was:
RESOLVED, to approve the List of Bills in the amount of $964,684.5.

On motion of Trustee Pare, seconded by Trustee Post, and unanimously carried, it was:
RESOLVED, to approve the List of Bills previously paid in the amount of $93,85.47.

On motion of Trustee Fanelli, seconded by Trustee Pare, and unanimously carried the meeting adjourned at 8:32PM.

SARAH BAUER
MAYOR

DANA POST
BRIGID BRENNAN
PETER FANELLI
TERENCE PARÉ
TRUSTEES

AYLONE KATZIN
ACTING VILLAGE ADMINISTRATOR

VILLAGE OF LARCHMONT
120 LARCHMONT AVENUE
LARCHMONT, NY 10538

914-834-6230
WWW.LARCHMONTNY.GOV

Village Board of Trustees Meeting Minutes

SPECIAL MEETING
WEDNESDAY, MAY 15, 2025 - VILLAGE HALL – 2:00 PM

PRESENT: Mayor Sarah Bauer
Trustees Dana Post
Peter Fanelli
Brigid Brennan present via Zoom.
Terence Pare

Also Present: Acting Administrator Aylone Katzin; Clerk Jamie Silver.

The Special meeting began at 2:00PM.

On motion of Trustee Post, seconded by Trustee Paré, and unanimously carried, it was:

RESOLVED to authorize the Mayor to execute an employment separation agreement.

The meeting was adjourned at 2:01PM.