

HARRISON ENGINEERING DEPARTMENT

Town/Village of Harrison
Alfred F. Sulla, Jr. Municipal Building
1 Heineman Place
Harrison, New York 10528

Michael J. Amodeo, P.E., CFM
Town/Village Engineer



August 1, 2022

Legislator Nancy E. Barr
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, NY, 10601

Dear Legislator Barr,

We are reaching out regarding requested changes to the County Sanitary Sewer District, specifically to the removal of the property at 5 Oak Valley Lane from the Westchester County Sewer District. This package serves as a formal request to remove the property from the Westchester County Sewer District.

After inspecting our maps, we show that the distance between the property in question and the nearest Town Sewer line is greater than 685' away. Thus the property would require a sewer main extension in order to connect.

Furthermore, after inspecting all related documentation, we also state that this property is located within the Blind Brook Sewer District.

Thank you for your time and assistance in this process.

Sincerely yours,

Michael J. Amodeo, P.E., CFM

Town/Village Engineer

MJA/mep

WESTCHESTER COUNTY
BOARD OF LEGISLATORS

2022 AUG 23 PM 4:45

RECEIVED

G:\Sanitary Sewer\Removal from County Sewer District\Oak Valley Lane\5 Oak Valley Lane\5 Oak Valley Lane Cover Letter for Package.docx

July 7, 2022

V - - 2022 - - 068

AUTHORIZATION TO REMOVE 5 OAK VALEY LANE (BLOCK 981, LOT 57)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Evangelista, seconded by Trustee Brown,

it was,

RESOLVED to accept the request by, Town Engineer, Michael J. Amodeo, on behalf of homeowners, David and Terry Gary, that their property identified as 5 Oak Valley Lane (Block 981, Lot 57) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

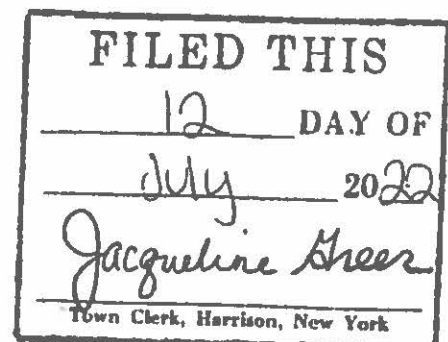
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

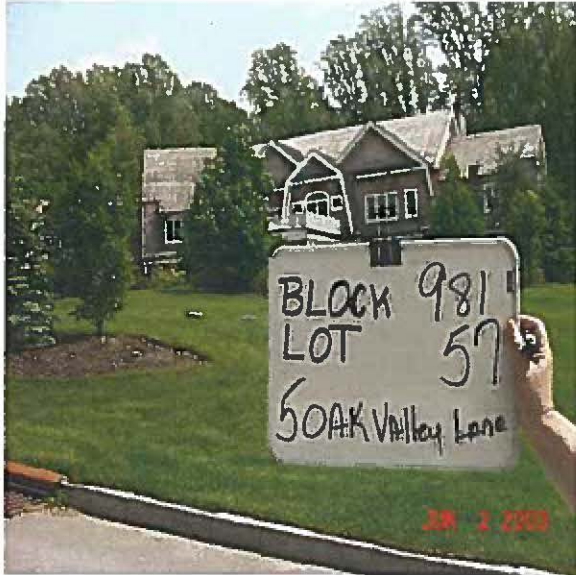
Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None





Parcel ID: 0981.-57 (HARRISON)
Legal Addr: 5 OAK VALLEY LN
Name: GARY, DAVID A
School: 552801 (HARRISON CENTRAL)

Mailing Address:
 GARY, DAVID A
 GARY, TERRY W
 5 OAK VALLEY LN
 PURCHASE, NY 10577

Property Description

Bank Code: **Roll Sect:** 1
Hstd: **Res %:**
Prop Class: 210 (1 FAMILY RES)

Mortgage Num:
Land Commitment: None
Commitment End:

Acreage: 2.50
Coord North: 0 **East:** 0
Ownership:
Easement: None

Assessment Information

2020	
Land	Total
11,400	45,950

2021	
Land	Total
11,400	45,950

2022	
Land	Total
11,400	45,950

County Taxable
45,950

Town Taxable
45,950

School Taxable
45,950

STAR Amount
0

Exemption Information

No exemptions.

Special District Information

Code	Description	Calc	%	Units	Secondary Units	Amount	Taxable Val
CS282	MAMARONECK VALLEY						45950
DD281	REF DISPOSAL DIST						45950
SF284	FIRE DST #4 PURCH						45950

Sales Information

#	Sale Price	Sale Date	Valid	Sale Type	Old Owner	Control #	Deed Type	Deed Date
1	3,075,000	8/13/1999	Yes	Land\Bldg	GENTRY, PROPER		BARGAIN &	3/14/2000
2	320,000	6/26/1996	Yes	Land	PARETI, LOUIS		BARGAIN &	8/15/1996

Parcel ID: 0981.-57 (HARRISON)
Name: GARY, DAVID A

Legal Addr: 5 OAK VALLEY LN
School: 552801 (HARRISON CENTRAL)

Residential Site 1

Prop Cls: 210 (1 FAMILY RES)
Desirability: 2 (TYPICAL)
Zoning: R-2 (R-2)
Sewer: 3 (COMM/PUBLIC)
Utilities: 4 (GAS/ELECTRIC)
Route #:
Elevation:

Neighborhood: 15
Nbhd Rating: 2 (AVERAGE)
Nbhd Type: 2 (SUBURBAN)
Water: 3 (COMM/PUBLIC)
Road: 3 (IMPROVED)
Phys Change:
Traffic:

Bldg Style: 05 (COLONIAL)
Condition: (GOOD)
Heat: 2 (HOT AIR)
Fuel: 2 (GAS)
Year Built: 1997
Garages: 4
Stories: 2.0
Bathrooms: 7.0
Kitchens: 1
1st Story: 4,630
1/2 Story:
Fin Attic:
Unfin 1/2:
Tot Living Area: 114

Porch: 1 (Open)
Year Remodeled: 0
Bsmt Garages:
Rooms: 17
1/2 Baths: 2
Kitchen Qual:
2nd Story: 5,256
3/4 Story:
Fin Bsmt: 1,434
Unfin 3/4:

Ext Wall: 01 (WOOD)
Grade: (EXCELLENT)
Basement: 4 (FULL)

Central Air: Yes
Porch Area:
Dtch Garages:
Bedrooms:
Bathroom Qual:
Fireplaces: 3
3rd Story:
Fin Over Garage:
Fin Rec Rm:
Unfin Room:

Land Information

#	Land Type	Frntg	Depth	Acres	Sq Feet	Influence	Soil	Wtrfrnt	Land Val	Unit Val
1				2.50						

Improvement Information

#	Structure	Year	Dim	Dim 1	Dim 2	Qty	Grd	Cond	Fnc Obs	% Good	Rplc Cost	Less Dprec
1	Pool, Gunite	2012	Dim	50	22							



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Easement: None

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County Taxable	Town Taxable	School Taxable	STAR Amount
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Exemption Information

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Road: 3 (IMPROVED)
Phys Change:
Traffic:

Bldg Style: 05 (COLONIAL)
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Year Built: 1997
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Bathrooms: 7.0
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Unfin 1/2:
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STATE OF NEW YORK
 COUNTY: Westchester
 TOWN OF HARRISON
 SWIS: 552800 (HARRISON)

2022 TOWN TENTATIVE ROLL
 T A X A B L E SECTION OF THE ROLL - 1
 PARCEL ID ORDER
 UNIFORM PERCENT OF VALUE = 1.29

PAGE: 1122
 ROLL PRINT DATE: 6/1/2022
 VALUATION DATE: 5/1/2022
 TAXABLE STATUS DATE: 5/1/2022

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS		TAXABLE VALUE	
***** 0981.-51 *****							
0981.-51		4330 PURCHASE ST			0981.-51		
SUMMERHILL REALTY LLC		210 1 FAMILY RES			ACCT: 000057930		
287 BOWMAN AVENUE		HARRISON CENTRAL	8,110	COUNTY TAXABLE		13,050	
PURCHASE NY 10577		P025&39		TOWN TAXABLE		13,050	
		ACREAGE 5.46		SCHOOL TAXABLE		13,050	
		BANK 152	13,050	CS282 MAMARONECK VALL		13,050 TO C	
		FULL MKT VAL 1,011,627		DD281 REF DISPOSAL DI		13,050 TO	
				SF284 FIRE DST #4 PUR		13,050 TO	
***** 0981.-52 *****							
0981.-52		4350 PURCHASE ST			0981.-52		
DELOTT, DAVID		210 1 FAMILY RES			ACCT: 000057940		
4350 PURCHASE STREET		HARRISON CENTRAL	6,500	COUNTY TAXABLE		35,250	
PURCHASE NY 10577		ACREAGE 2.77		TOWN TAXABLE		35,250	
		FULL MKT VAL 2,732,558	35,250	SCHOOL TAXABLE		35,250	
				CS282 MAMARONECK VALL		35,250 TO C	
				DD281 REF DISPOSAL DI		35,250 TO	
				SF284 FIRE DST #4 PUR		35,250 TO	
***** 0981.-54 *****							
0981.-54		745 LAKE ST			0981.-54		
ARDIS THOMAS		210 1 FAMILY RES			ACCT: 000057960		
ARDIS PATRICIA A		HARRISON CENTRAL	3,040	COUNTY TAXABLE		11,780	
745 LAKE ST		ACREAGE 2.02		TOWN TAXABLE		11,780	
WEST HARRISON NY 10604		FULL MKT VAL 913,178	11,780	SCHOOL TAXABLE		11,780	
				DD281 REF DISPOSAL DI		11,780 TO	
				SF284 FIRE DST #4 PUR		11,780 TO	
***** 0981.-56 *****							
0981.-56		251 OLD LAKE ST			0981.-56		
KRAMER, JUSTIN		210 1 FAMILY RES			ACCT: 000057970		
KRAMER, STEPHANIE L		HARRISON CENTRAL	1,750	COUNTY TAXABLE		15,700	
79 LINCOLN AVE		ACREAGE 1.00		TOWN TAXABLE		15,700	
WHITE PLAINS NY 10606		FULL MKT VAL 1,217,054	15,700	SCHOOL TAXABLE		15,700	
				DD281 REF DISPOSAL DI		15,700 TO	
				SF284 FIRE DST #4 PUR		15,700 TO	
***** 0981.-57 *****							
0981.-57		5 OAK VALLEY LN			0981.-57		
GARY, DAVID A		210 1 FAMILY RES			ACCT: 000057980		
GARY, TERRY W		HARRISON CENTRAL	11,400	COUNTY TAXABLE		45,950	
5 OAK VALLEY LN		ACREAGE 2.50		TOWN TAXABLE		45,950	
PURCHASE NY 10577		FULL MKT VAL 3,562,015	45,950	SCHOOL TAXABLE		45,950	
				CS282 MAMARONECK VALL		45,950 TO C	
				DD281 REF DISPOSAL DI		45,950 TO	
				SF284 FIRE DST #4 PUR		45,950 TO	
***** 0981.-58 *****							
0981.-58		9 OAK VALLEY LN			0981.-58		
MOTOLA, LAWRENCE		210 1 FAMILY RES			ACCT: 000057990		
MOTOLA, KIMBERLY		HARRISON CENTRAL	7,000	COUNTY TAXABLE		46,810	
9 OAK VALLEY LN		ACREAGE 2.52		TOWN TAXABLE		46,810	
PURCHASE NY 10577		FULL MKT VAL 3,628,682	46,810	SCHOOL TAXABLE		46,810	
				CS282 MAMARONECK VALL		46,810 TO C	
				DD281 REF DISPOSAL DI		46,810 TO	
				SF284 FIRE DST #4 PUR		46,810 TO	

STATE OF NEW YORK
 COUNTY: Westchester
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2022 TOWN TENTATIVE ROLL
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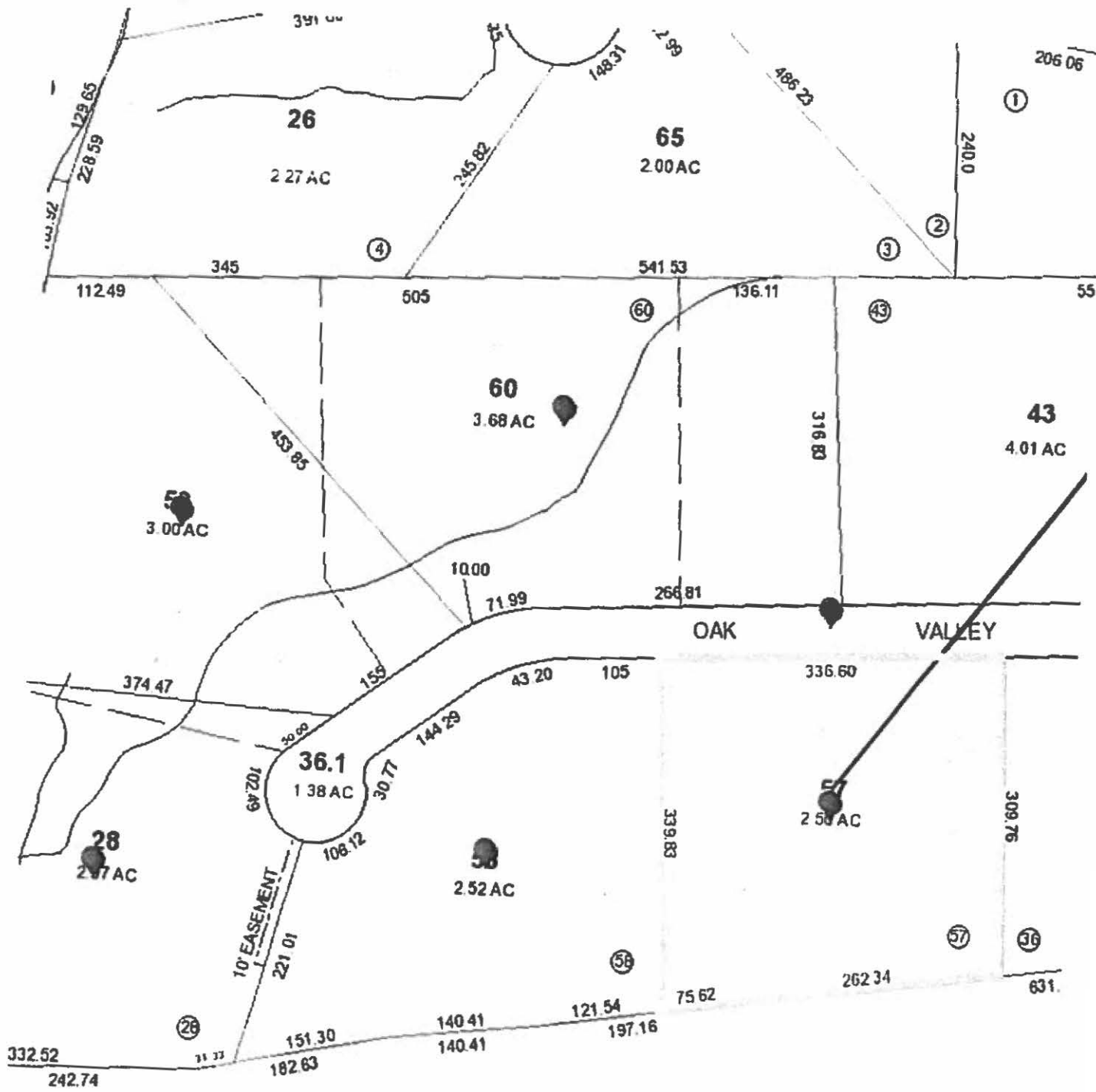
TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			
***** 0981.-51 *****							
0981.-51		4330 PURCHASE ST			ACCT: 000057930		
SUMMERHILL REALTY LLC		210 1 FAMILY RES		COUNTY TAXABLE			13,050
287 BOWMAN AVENUE		HARRISON CENTRAL	8,110	TOWN TAXABLE			13,050
PURCHASE NY 10577		P025&39		SCHOOL TAXABLE			13,050
		ACREAGE 5.46	13,050	CS282 MAMARONECK VALL			13,050 TO C
		BANK 152		DD281 REF DISPOSAL DI			13,050 TO
		FULL MKT VAL 1,011,627		SF284 FIRE DST #4 PUR			13,050 TO
***** 0981.-52 *****							
0981.-52		4350 PURCHASE ST			ACCT: 000057940		
DELOTT, DAVID		210 1 FAMILY RES		COUNTY TAXABLE			35,250
4350 PURCHASE STREET		HARRISON CENTRAL	6,500	TOWN TAXABLE			35,250
PURCHASE NY 10577		ACREAGE 2.77		SCHOOL TAXABLE			35,250
		FULL MKT VAL 2,732,558	35,250	CS282 MAMARONECK VALL			35,250 TO C
				DD281 REF DISPOSAL DI			35,250 TO
				SF284 FIRE DST #4 PUR			35,250 TO
***** 0981.-54 *****							
0981.-54		745 LAKE ST			ACCT: 000057960		
ARDIS THOMAS		210 1 FAMILY RES		COUNTY TAXABLE			11,780
ARDIS PATRICIA A		HARRISON CENTRAL	3,040	TOWN TAXABLE			11,780
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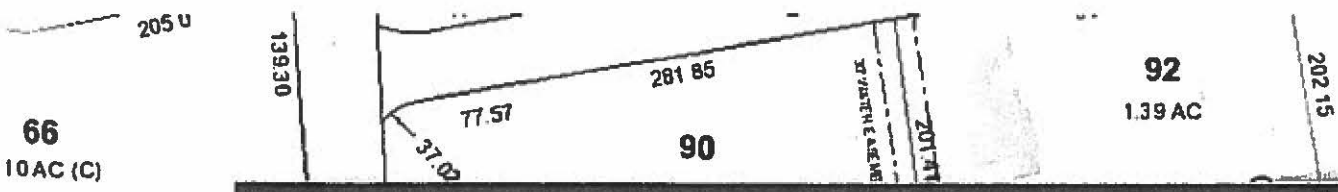
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GARY, TERRY W		HARRISON CENTRAL	11,400	TOWN TAXABLE			45,950
5 OAK VALLEY LN		ACREAGE 2.50		SCHOOL TAXABLE			45,950
PURCHASE NY 10577		FULL MKT VAL 3,562,015	45,950	CS282 MAMARONECK VALL			45,950 TO C
				DD281 REF DISPOSAL DI			45,950 TO
				SF284 FIRE DST #4 PUR			45,950 TO
***** 0981.-58 *****							
0981.-58		9 OAK VALLEY LN			ACCT: 000057990		
MOTOLA, LAWRENCE		210 1 FAMILY RES		COUNTY TAXABLE			46,810
MOTOLA, KIMBERLY		HARRISON CENTRAL	7,000	TOWN TAXABLE			46,810
9 OAK VALLEY LN		ACREAGE 2.52		SCHOOL TAXABLE			46,810
PURCHASE NY 10577		FULL MKT VAL 3,628,682	46,810	CS282 MAMARONECK VALL			46,810 TO C
				DD281 REF DISPOSAL DI			46,810 TO
				SF284 FIRE DST #4 PUR			46,810 TO



35
 20.14 AC (C)



Parcel #: 0981-57

5 OAK VALLEY LN



Documents & Links **Assessment**

ID	6328
PropertyAddress	5 OAK VALLEY LN
PropertyStreet	OAK VALLEY LN
MapSheet	098
OwnerName	GARY, DAVID A
CoOwnerName	GARY, TERRY W
OwnerAddress	5 OAK VALLEY LN
OwnerAddress2	N/A
OwnerCity	PURCHASE
OwnerState	NY
OwnerZip	10577
ParcelNumber	0981-57
GisFullNumber	0981-57
CamaFullNumber	0981-57
PID	0981-57
Parcel ID	0981-57
Owner	GARY, DAVID A

[Zoom to](#)

66
10 AC (C)

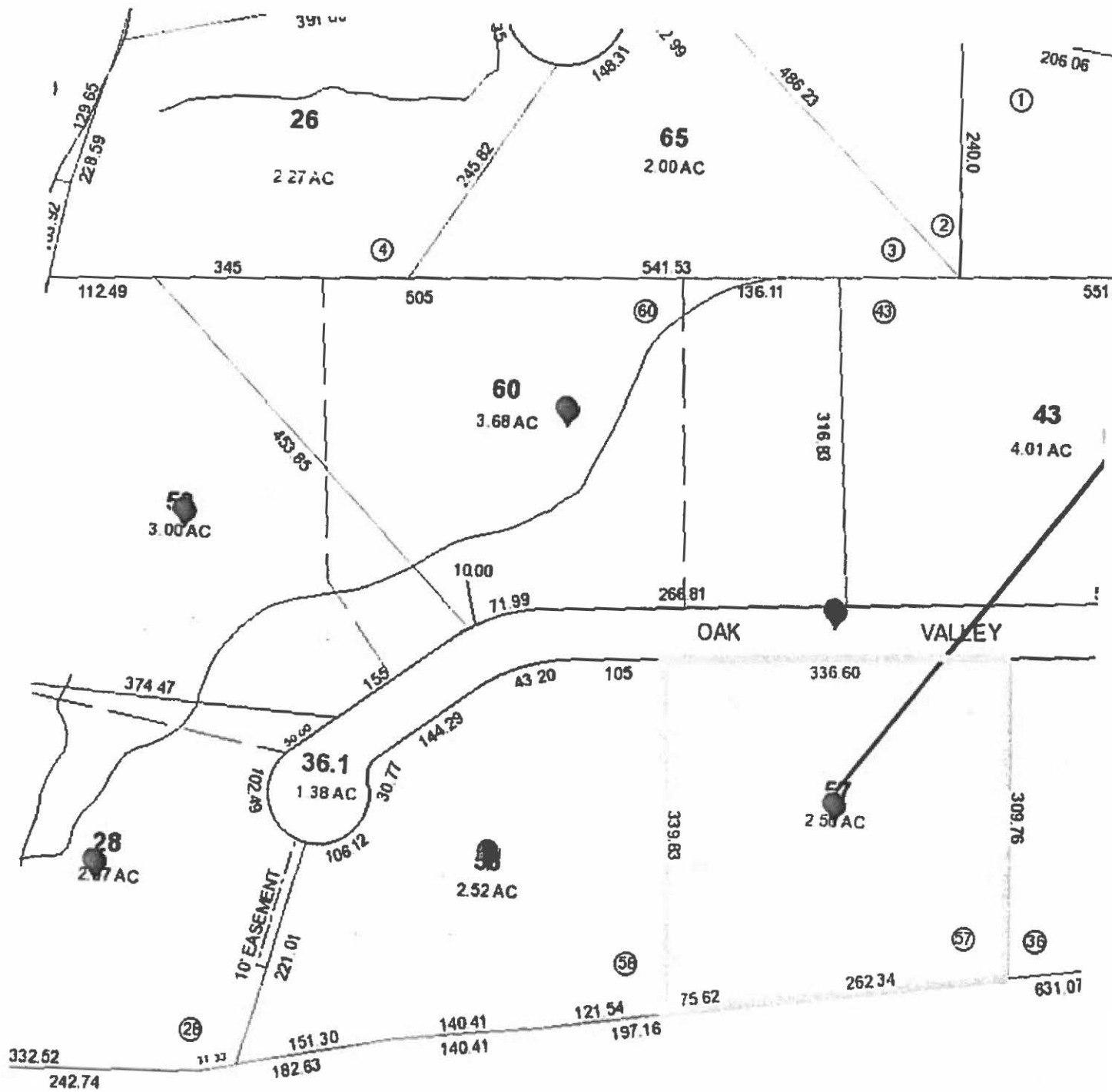
92
1.39 AC

418.23

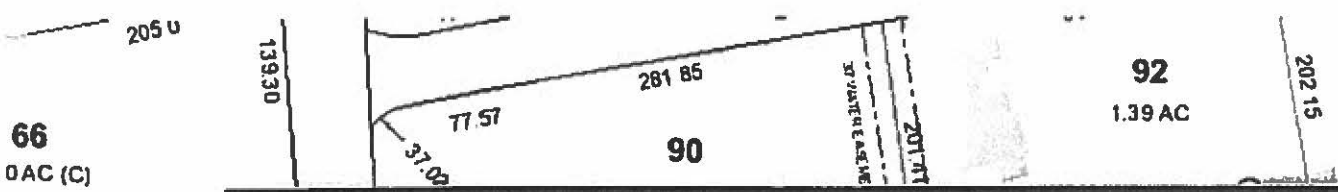
9
LANE
373

36
2.50 AC

363.73



35
 20.14 AC (C)



Parcel #: 0981-57

5 OAK VALLEY LN



[Documents & Links](#) [Assessment](#)

ID	8326
PropertyAddress	5 OAK VALLEY LN
PropertyStreet	OAK VALLEY LN
MapSheet	098
OwnerName	GARY, DAVID A
CoOwnerName	GARY TERRY W
OwnerAddress	5 OAK VALLEY LN
OwnerAddress2	N/A
OwnerCity	PURCHASE
OwnerState	NY
OwnerZip	10577
ParcelNumber	0981-57
GisFullNumber	0981-57
CamaFullNumber	0981-57
PID	0981-57
Parcel ID	0981-57
Owner	GARY, DAVID A

[Zoom to](#)

66
0.4 AC (C)

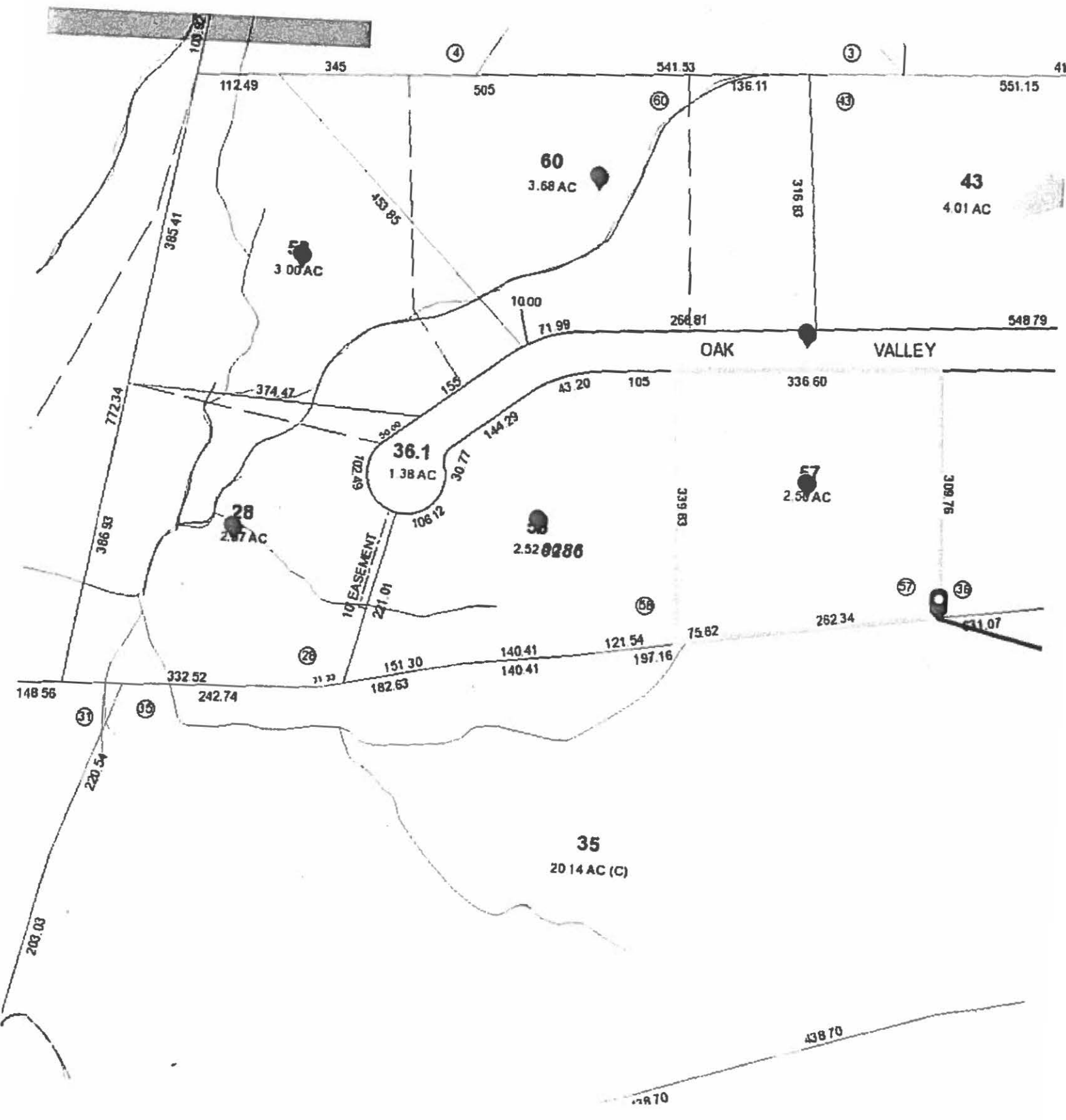
92
1.39 AC

118.23

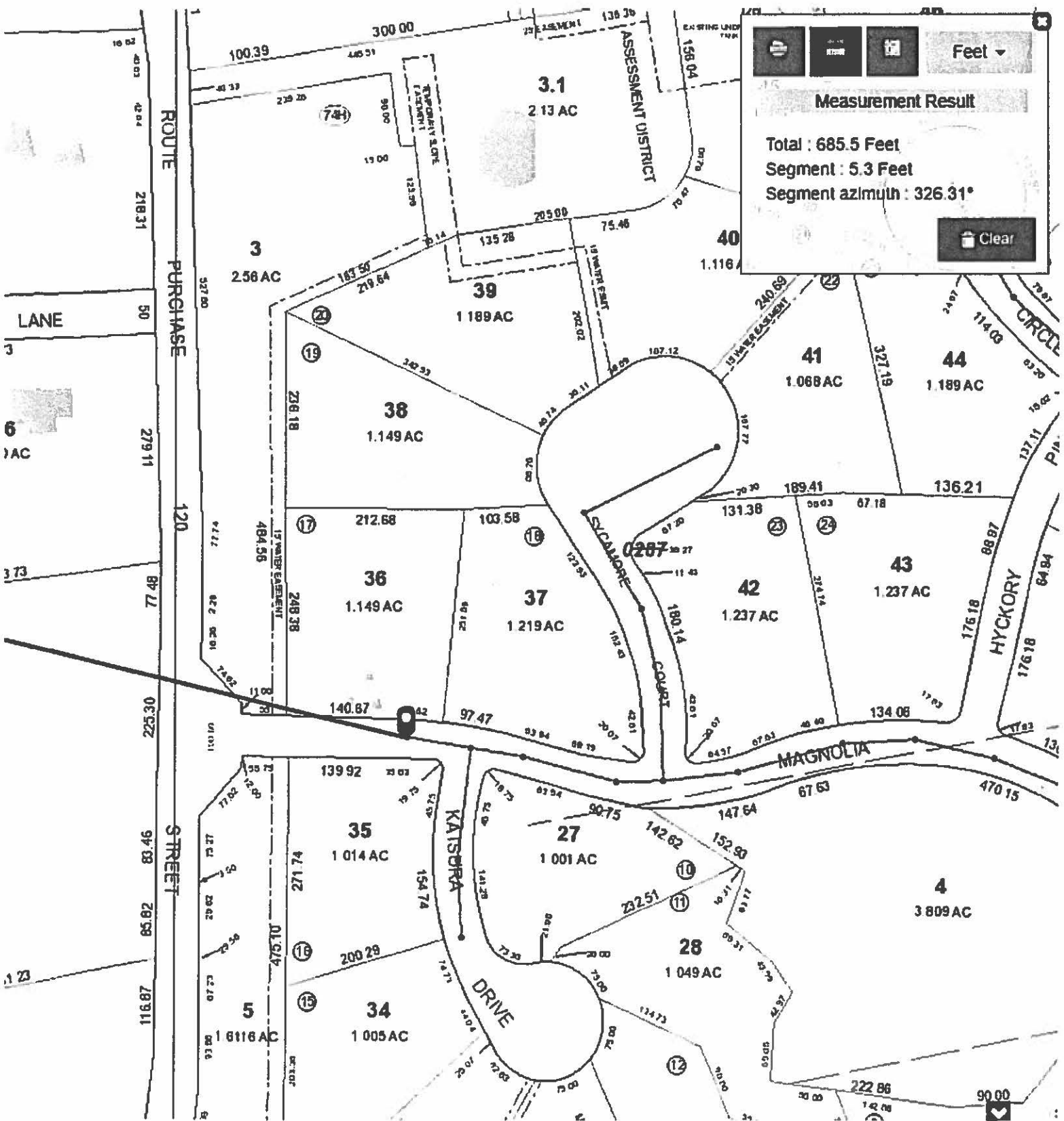
LANE
373

36
2.50 AC

363.73



103.92
345
112.49
505
541.53
136.11
551.15
385.41
453.85
60
3.68 AC
316.83
43
4.01 AC
3.00 AC
1000
71.99
266.81
548.79
OAK VALLEY
374.47
155
43.20
105
336.60
36.1
1.38 AC
30.77
144.29
30.00
106.12
339.83
57
2.50 AC
308.78
10' EASEMENT
221.01
262.34
311.07
148.56
332.52
242.74
151.30
140.41
140.41
121.54
197.16
75.62
28
2.97 AC
26
31
36
56
57
35
20.14 AC (C)
438.70
48.70

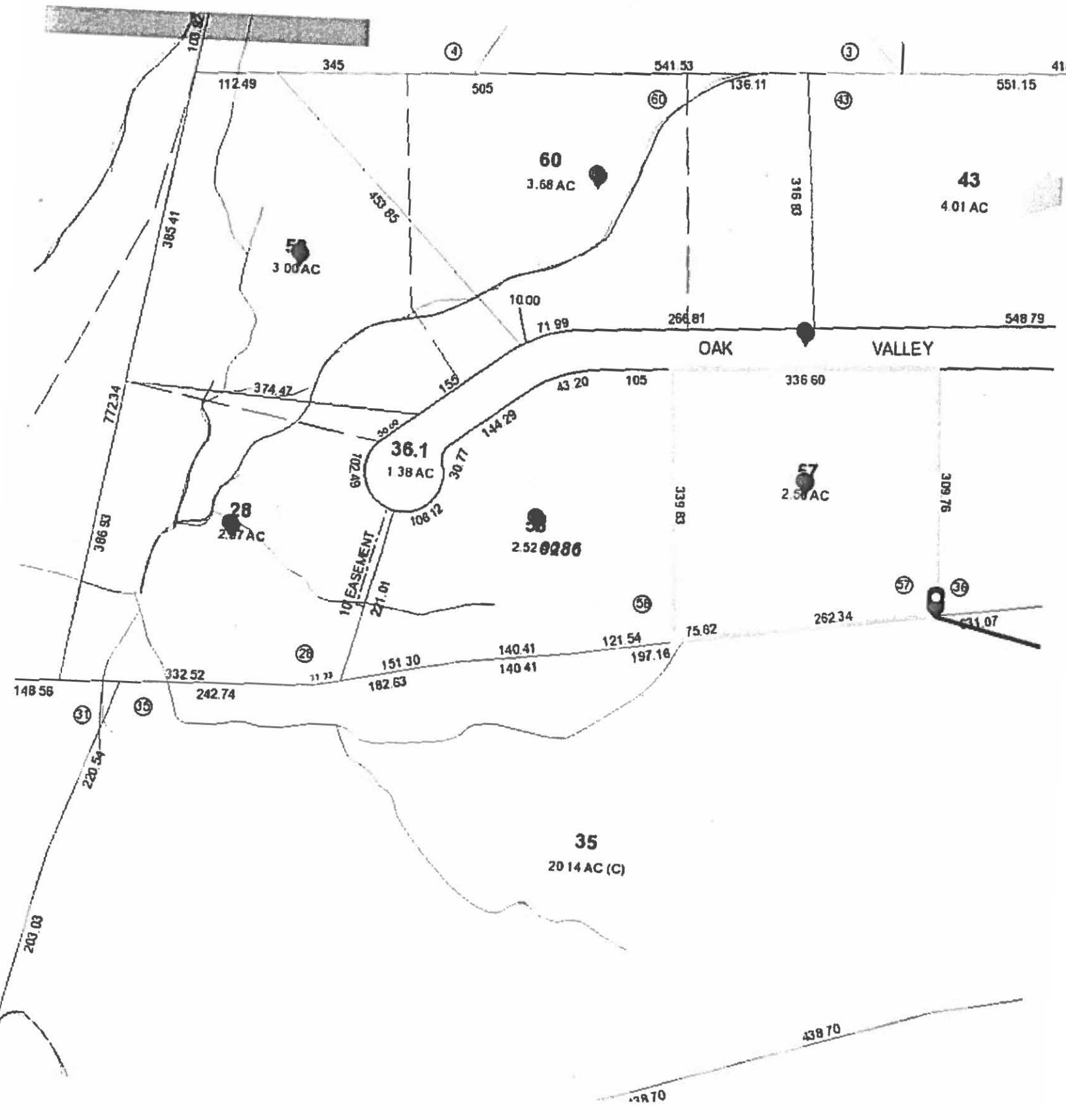


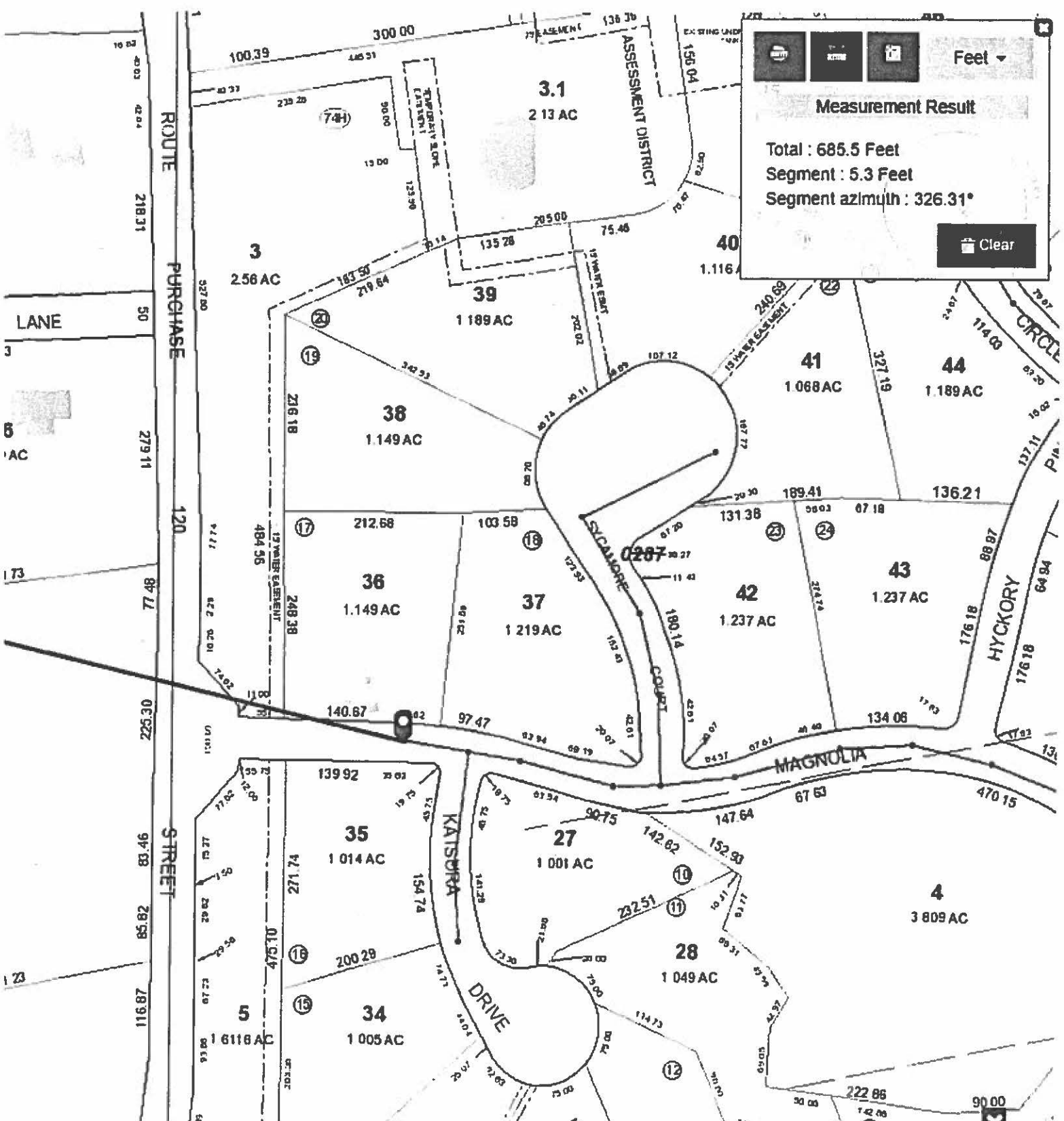
Feet ▾

Measurement Result

Total : 685.5 Feet
 Segment : 5.3 Feet
 Segment azimuth : 326.31°

Clear





Feet ▾

Measurement Result

Total : 685.5 Feet
 Segment : 5.3 Feet
 Segment azimuth : 326.31°

Clear