

# 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 8 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 960' 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,

A handwritten signature in blue ink, appearing to read "Michael J. Amodeo", is written over a blue horizontal line.

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

MJA/mep

WESTCHESTER COUNTY  
BOARD OF LEGISLATORS

2022 AUG 23 PM 4:57

RECEIVED

G:\Sanitary Sewer\Removal from County Sewer District\Oak Valley Lane\8 Oak Valley Lane\8 Oak Valley Lane Cover Letter for Package.docx

July 7, 2022

V - - 2022 - - 072

AUTHORIZATION TO REMOVE 8 OAK VALLEY LANE (BLOCK 981, LOT 60)  
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, Ronen Israel and Mindy Nagorsky, that their property identified as 8 Oak Valley Lane (Block 981, Lot 60) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

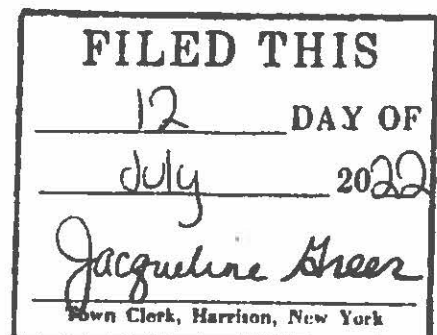
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None





**Parcel ID:** 0981.-60 (HARRISON)  
**Legal Addr:** 8 OAK VALLEY LN  
**Name:** ISRAEL, RONEN  
**School:** 552801 (HARRISON CENTRAL)

**Mailing Address:**  
 ISRAEL, RONEN  
 NAGORSKY, MINDY  
 8 OAK VALLEY LN  
 PURCHASE, NY 10577

**Property Description**  
 PO59&60

**Bank Code:**  
**Hstd:**  
**Prop Class:** 210 (1 FAMILY RES)

**Roll Sect:** 1  
**Res %:**

**Mortgage Num:**  
**Land Commitment:** None  
**Commitment End:**

**Acreage:** 2.68  
**Coord North:** 0  
**Ownership:**  
**Easement:** None  
**East:** 0

**Assessment Information**

2020	
Land	Total
10,330	55,100

2021	
Land	Total
10,330	55,100

2022	
Land	Total
10,330	55,100

County Taxable
55,100

Town Taxable
55,100

School Taxable
55,100

STAR Amount
0

**Exemption Information**

No exemptions.

**Special District Information**

Code	Description	Calc	%	Units	Secondary Units	Amount	Taxable Val
CS282	MAMARONECK VALLEY						55100
DD281	REF DISPOSAL DIST						55100
SF284	FIRE DST #4 PURCH						55100

**Sales Information**

#	Sale Price	Sale Date	Valid	Sale Type	Old Owner	Control #	Deed Type	Deed Date
1	3,400,000	5/23/2005	Yes	Land\Bldg	ANDERSON, SHAN			6/27/2005
2	2,500,000	12/10/2001	Yes	Land\Bldg	LOUIS S DAMATO		BARGAIN &	3/20/2002
3	625,000	8/10/2000	Yes	Land	GENTRY, PROPER		BARGAIN &	9/18/2000
4	999,000	4/24/1996	Yes	Land	MARTY, MACHINE		BARGAIN &	7/25/1996

**Parcel ID:** 0981.-60 (HARRISON)  
**Name:** ISRAEL, RONEN

**Legal Addr:** 8 OAK VALLEY LN  
**School:** 552801 (HARRISON CENTRAL)

**Residential Site 1**

**Prop Cls:** 210 (1 Family Res)  
**Desirability:**  
**Zoning:**  
**Sewer:**  
**Utilities:**  
**Route #:**  
**Elevation:**

**Neighborhood:**  
**Nbhd Rating:**  
**Nbhd Type:**  
**Water:**  
**Road:**  
**Phys Change:**  
**Traffic:**

**Bldg Style:** 05 (Colonial)  
**Condition:**  
**Heat:** 2 (Hot Air)  
**Fuel:** 4 (Oil)  
**Year Built:** 2000  
**Garages:** 3  
**Stories:** 2.0  
**Bathrooms:** 6.0  
**Kitchens:** 1  
**1st Story:** 4,884  
**1/2 Story:**  
**Fin Attic:**  
**Unfin 1/2:**  
**Tot Living Area:** 9,101

**Porch:** 3 (Screen)  
**Year Remodeled:**  
**Bsmt Garages:**  
**Rooms:** 15  
**1/2 Baths:** 2  
**Kitchen Qual:**  
**2nd Story:** 3,204  
**3/4 Story:**  
**Fin Bsmt:** 2,600  
**Unfin 3/4:**

**Ext Wall:** 02 (Brick)  
**Grade:**  
**Basement:** 4 (Full)

**Central Air:** Yes  
**Porch Area:** 0  
**Dtch Garages:**  
**Bedrooms:**  
**Bathroom Qual:**  
**Fireplaces:** 2  
**3rd Story:** 1,013  
**Fin Over Garage:**  
**Fin Rec Rm:**  
**Unfin Room:**

**Improvement Information**

#	Structure	Year	Dim	Dim 1	Dim 2	Qty	Grd	Cond	Fnc Obs	% Good	Rplc Cost	Less Dprc
1	Pool, Gunite	2008	Dim	21	40							
2	Tennis Court, Sy	2017	Dim	60	120							





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**Water:**  
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**Traffic:**

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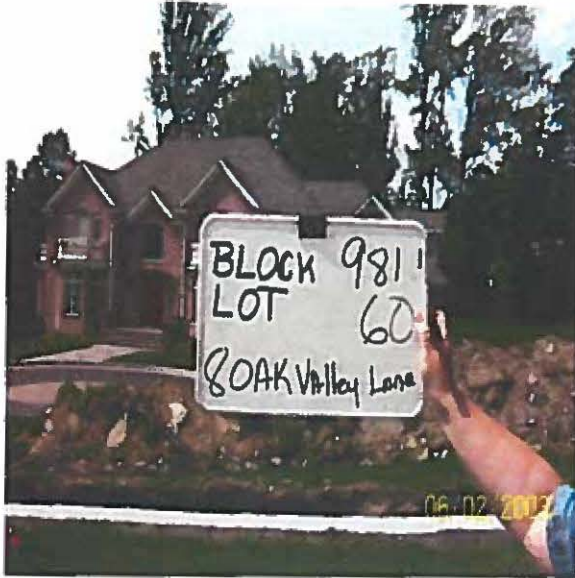
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 PARCEL ID ORDER  
 UNIFORM PERCENT OF VALUE = 1.29

PAGE: 1123  
 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	TAXABLE VALUE		
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	---TOTAL---	SPECIAL DISTRICTS			
***** 0981.-59 *****							
0981.-59		12 OAK VALLEY LN		COUNTY TAXABLE	ACCT: 000058000		
MAHER HELEN		210 1 FAMILY RES	7,000	TOWN TAXABLE		37,290	
12 OAK VALLEY LN		HARRISON CENTRAL		SCHOOL TAXABLE		37,290	
PURCHASE NY 10577		PO59&60	37,290	CS282 MAMARONECK VALL		37,290	TO C
		PARTIAL		DD281 REF DISPOSAL DI		37,290	TO
		ACREAGE 3.00		SF284 FIRE DST #4 PUR		37,290	TO
		FULL MKT VAL 2,890,697					
***** 0981.-60 *****							
0981.-60		8 OAK VALLEY LN		COUNTY TAXABLE	ACCT: 000058010		
ISRAEL, RONEN		210 1 FAMILY RES	10,330	TOWN TAXABLE		55,100	
NAGORSKY, MINDY		HARRISON CENTRAL		SCHOOL TAXABLE		55,100	
8 OAK VALLEY LN		PO59&60	55,100	CS282 MAMARONECK VALL		55,100	TO C
PURCHASE NY 10577		ACREAGE 2.68		DD281 REF DISPOSAL DI		55,100	TO
		FULL MKT VAL 4,271,317		SF284 FIRE DST #4 PUR		55,100	TO
***** 0981.-61 *****							
0981.-61		38 BARNES LN		COUNTY TAXABLE	ACCT: 000066310		
HILL REALTY ASSOCIATES LL		311 RES VACANT LAND	1,400	TOWN TAXABLE		1,400	
287 BOWMAN AVE		HARRISON CENTRAL		SCHOOL TAXABLE		1,400	
PURCHASE NY 10577		P055	1,400	CS282 MAMARONECK VALL		1,400	TO C
		ACREAGE 0.44		DD281 REF DISPOSAL DI		1,400	TO
		BANK 170					
		FULL MKT VAL 108,527					
***** 0981.-62 *****							
0981.-62		761 LAKE ST		41130 COMBAT VET	ACCT: 000058020	1,613	1,613 1,613
DI FATE ANTHONY		210 1 FAMILY RES	1,530	COUNTY TAXABLE		9,587	
761 LAKE ST		HARRISON CENTRAL		TOWN TAXABLE		9,587	
WEST HARRISON NY 10604		PO14	11,200	SCHOOL TAXABLE		9,587	
		ACREAGE 1.00		DD281 REF DISPOSAL DI		11,200	TO
		FULL MKT VAL 868,217		SF284 FIRE DST #4 PUR		11,200	TO
***** 0981.-63 *****							
0981.-63		261 OLD LAKE ST		41854 RES STAR	ACCT: 000058030		1,180
ADER, JOHN		210 1 FAMILY RES	3,500	COUNTY TAXABLE		17,400	
ANGELA, MARIE		HARRISON CENTRAL		TOWN TAXABLE		17,400	
261 OLD LAKE ST		PO19	17,400	SCHOOL TAXABLE		16,220	
WEST HARRISON NY 10604		ACREAGE 1.44		DD281 REF DISPOSAL DI		17,400	TO
		FULL MKT VAL 1,348,837		SF284 FIRE DST #4 PUR		17,400	TO
***** 0981.-64 *****							
0981.-64		9 WINDSOR CT		COUNTY TAXABLE	ACCT: 000058040		
LUND, NICOLAI		210 1 FAMILY RES	4,200	TOWN TAXABLE		39,000	
LUND, CATALINA		HARRISON CENTRAL		SCHOOL TAXABLE		39,000	
9 WINDSOR CT		ACREAGE 2.00	39,000	CS282 MAMARONECK VALL		39,000	TO C
PURCHASE NY 10577		FULL MKT VAL 3,023,255		DD281 REF DISPOSAL DI		39,000	TO
				SF284 FIRE DST #4 PUR		39,000	TO

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STATE OF NEW YORK  
COUNTY: Westchester  
TOWN OF HARRISON  
SWIS: 552800 (HARRISON)

2022 TOWN TENTATIVE ROLL  
TAXABLE SECTION OF THE ROLL - 1  
PARCEL ID ORDER  
UNIFORM PERCENT OF VALUE = 1.29

PAGE: 1123  
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			TAXABLE VALUE
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			
***** 0981.-59 *****							
0981.-59		12 OAK VALLEY LN		COUNTY TAXABLE			ACCT: 000058000
MAHER HELEN		210 1 FAMILY RES	7,000	TOWN TAXABLE			37,290
12 OAK VALLEY LN		HARRISON CENTRAL		SCHOOL TAXABLE			37,290
PURCHASE NY 10577		PO59&60	37,290	CS282 MAMARONECK VALL			37,290 TO C
		PARTIAL		DD281 REF DISPOSAL DI			37,290 TO
		ACREAGE 3.00		SF284 FIRE DST #4 PUR			37,290 TO
		FULL MKT VAL 2,890,697					
***** 0981.-60 *****							
0981.-60		8 OAK VALLEY LN		COUNTY TAXABLE			ACCT: 000058010
ISRAEL, RONEN		210 1 FAMILY RES	10,330	TOWN TAXABLE			55,100
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8 OAK VALLEY LN		PO59&60	55,100	CS282 MAMARONECK VALL			55,100 TO C
PURCHASE NY 10577		ACREAGE 2.68		DD281 REF DISPOSAL DI			55,100 TO
		FULL MKT VAL 4,271,317		SF284 FIRE DST #4 PUR			55,100 TO
***** 0981.-61 *****							
0981.-61		38 BARNES LN		COUNTY TAXABLE			ACCT: 000066310
HILL REALTY ASSOCIATES LL		311 RES VACANT LAND	1,400	TOWN TAXABLE			1,400
287 BOWMAN AVE		HARRISON CENTRAL		SCHOOL TAXABLE			1,400
PURCHASE NY 10577		PO55	1,400	CS282 MAMARONECK VALL			1,400 TO C
		ACREAGE 0.44		DD281 REF DISPOSAL DI			1,400 TO
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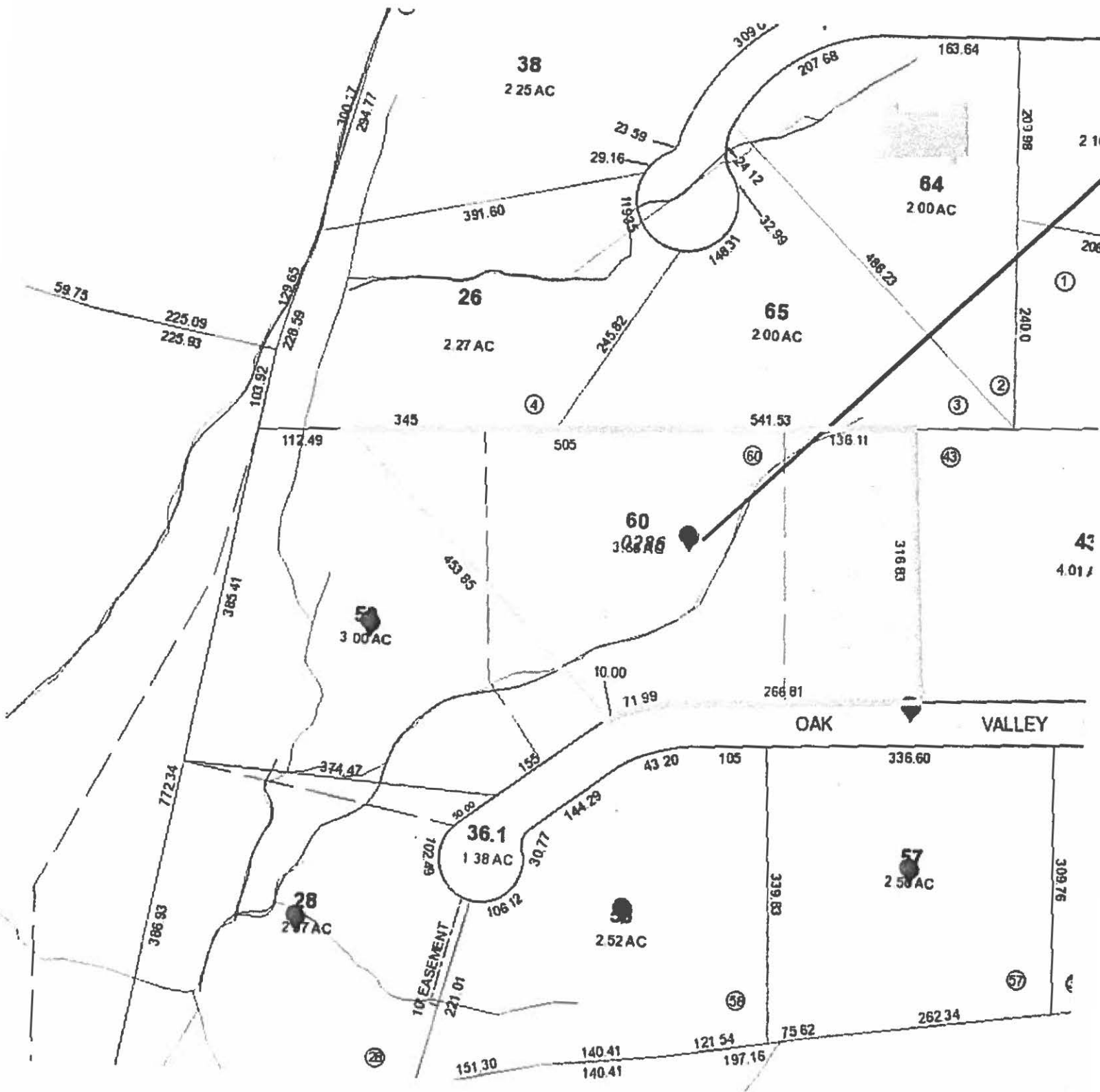
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0981.-62		761 LAKE ST						ACCT: 000058020
DI FATE ANTHONY		210 1 FAMILY RES	1,530	41130 COMBAT VET	1,613		1,613	1,613
761 LAKE ST		HARRISON CENTRAL		COUNTY TAXABLE				9,587
WEST HARRISON NY 10604		PO14	11,200	TOWN TAXABLE				9,587
		ACREAGE 1.00		SCHOOL TAXABLE				9,587
		FULL MKT VAL 868,217		DD281 REF DISPOSAL DI				11,200 TO
				SF284 FIRE DST #4 PUR				11,200 TO
***** 0981.-63 *****								
0981.-63		261 OLD LAKE ST						ACCT: 000058030
ADER, JOHN		210 1 FAMILY RES	3,500	41854 RES STAR				1,180
ANGELA, MARIE		HARRISON CENTRAL		COUNTY TAXABLE				17,400
261 OLD LAKE ST		PO19	17,400	TOWN TAXABLE				17,400
WEST HARRISON NY 10604		ACREAGE 1.44		SCHOOL TAXABLE				16,220
		FULL MKT VAL 1,348,837		DD281 REF DISPOSAL DI				17,400 TO
				SF284 FIRE DST #4 PUR				17,400 TO
***** 0981.-64 *****								
0981.-64		9 WINDSOR CT						ACCT: 000058040
LUND, NICOLAI		210 1 FAMILY RES	4,200	COUNTY TAXABLE				39,000
LUND, CATALINA		HARRISON CENTRAL		TOWN TAXABLE				39,000
9 WINDSOR CT		ACREAGE 2.00	39,000	SCHOOL TAXABLE				39,000
PURCHASE NY 10577		FULL MKT VAL 3,023,255		CS282 MAMARONECK VALL				39,000 TO C
				DD281 REF DISPOSAL DI				39,000 TO
				SF284 FIRE DST #4 PUR				39,000 TO

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Parcel #: 0981-60

8 OAK VALLEY LN



Documents & Links Assessment

ID	6329
PropertyAddress	8 OAK VALLEY LN
PropertyStreet	OAK VALLEY LN
MapSheet	098
OwnerName	ISRAEL, RONEN
CoOwnerName	NAGORSKY, MINDY
OwnerAddress	8 OAK VALLEY LN
OwnerAddress2	N/A
OwnerCity	PURCHASE
OwnerState	NY
OwnerZip	10577
ParcelNumber	0981-60
GisFullNumber	0981-60
CamaFullNumber	0981-60
PID	0981-60
Parcel ID	0981-60
Owner	ISRAEL, RONEN

Zoom to

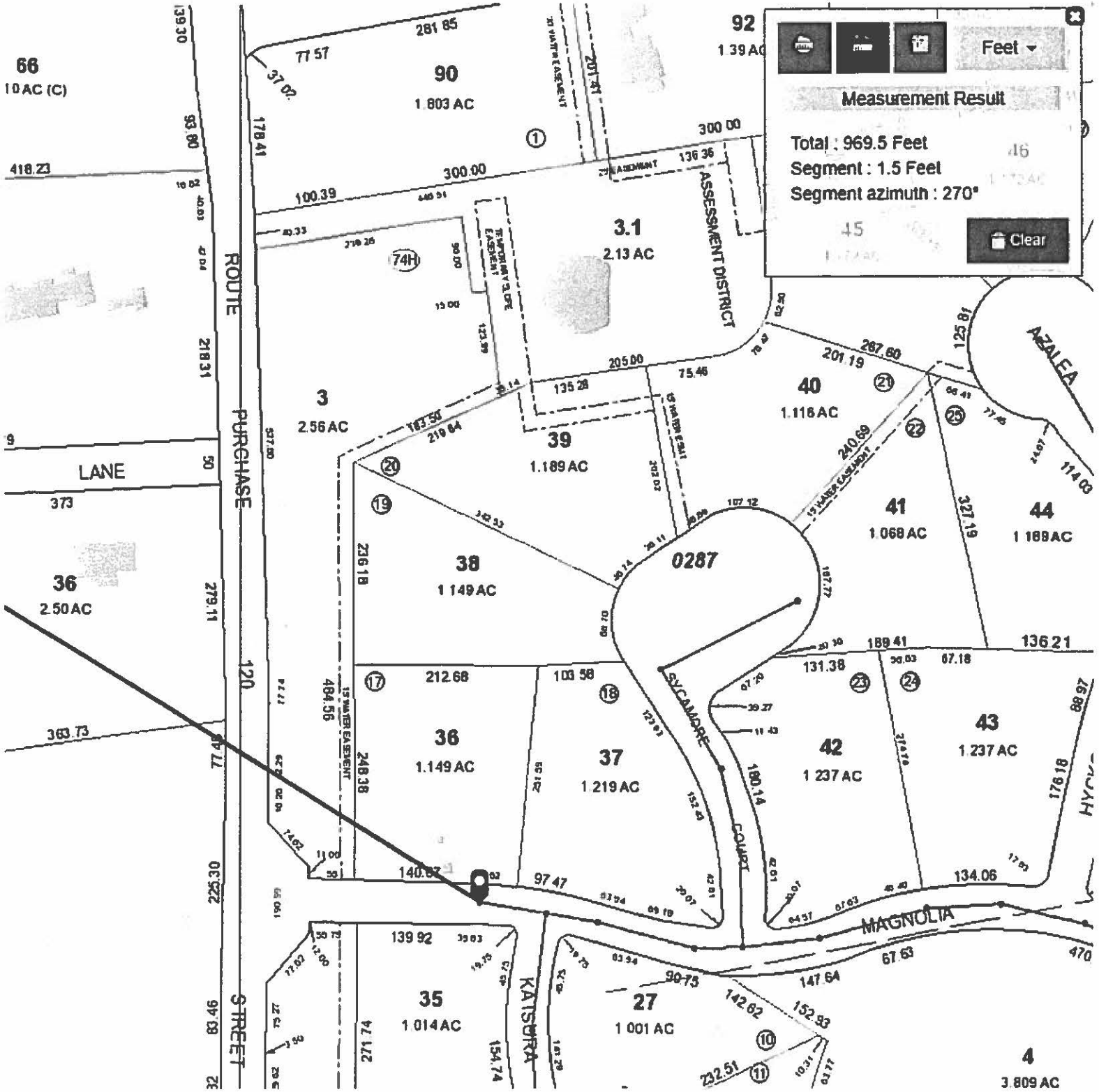












Feet

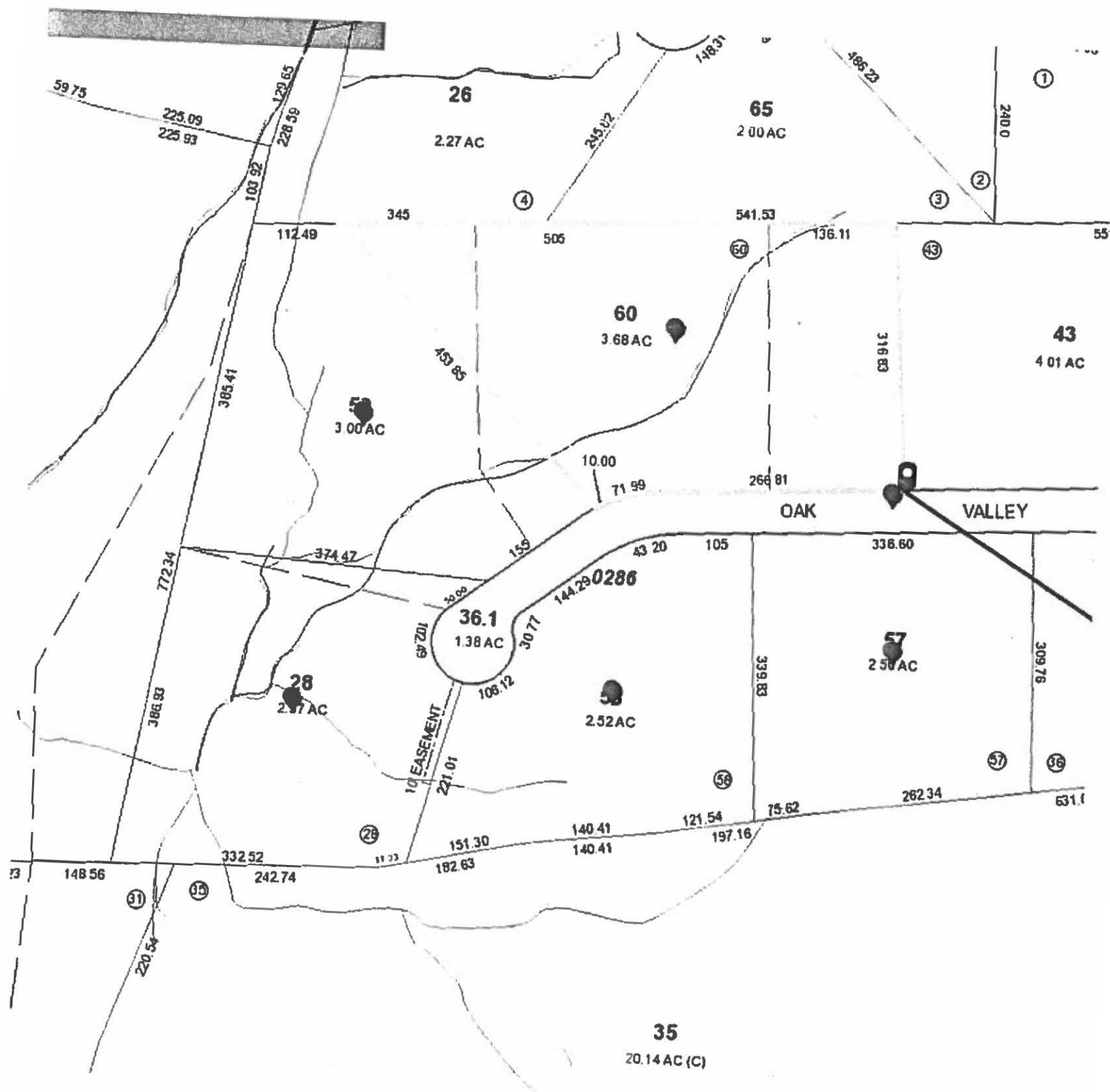
Measurement Result

Total : 969.5 Feet

Segment : 1.5 Feet

Segment azimuth : 270°

Clear



66  
1.0 AC (C)

418.23

LANE

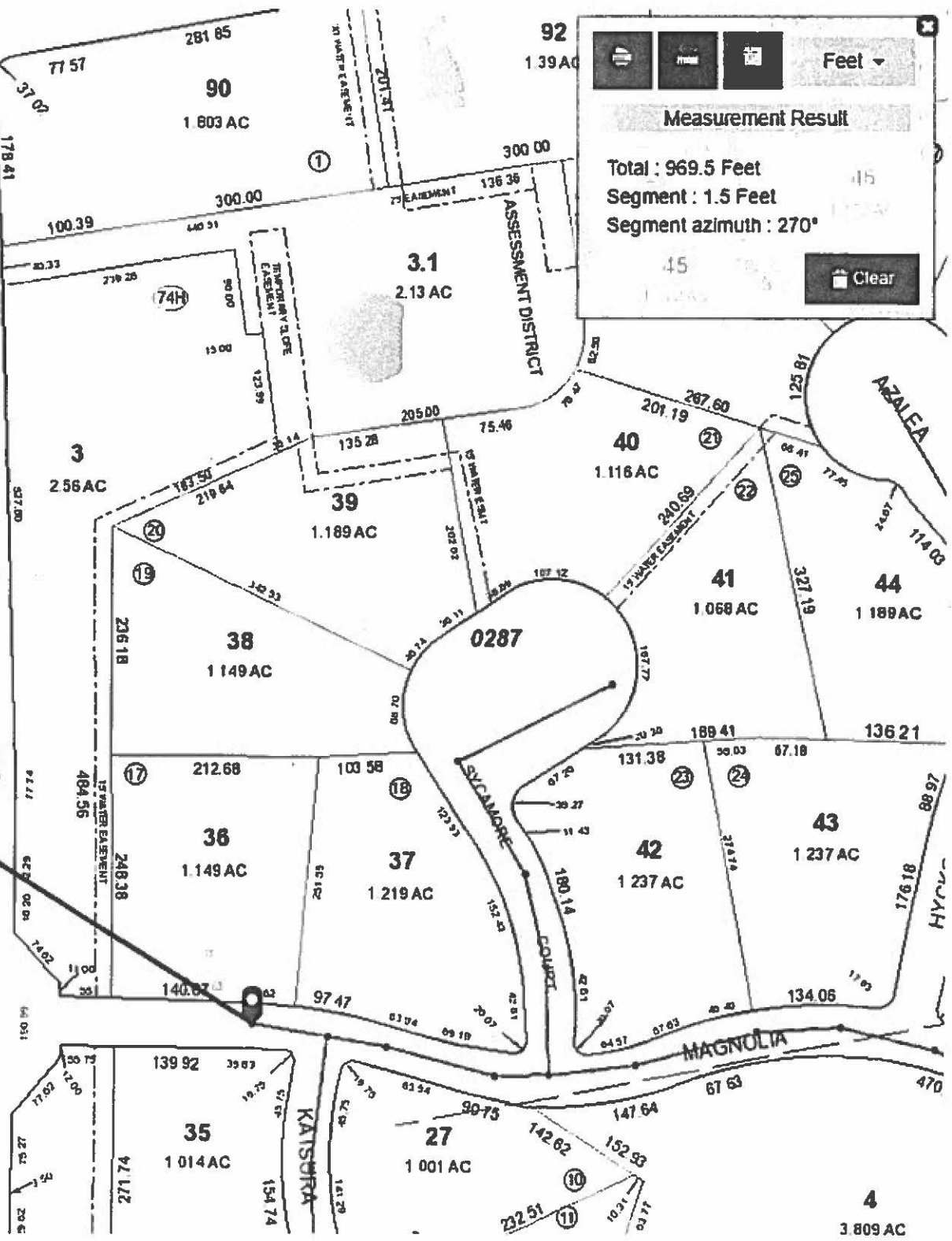
373

36  
2.50 AC

363.73

139.30  
93.80  
10.85  
40.03  
42.04  
218.31  
50  
279.11  
57.11  
03.522  
94.08  
25

ROUTE PURCHASE 120 STREET



92  
1.39 AC

90  
1.803 AC

3.1  
2.13 AC

3  
2.56 AC

39  
1.189 AC

40  
1.116 AC

41  
1.068 AC

44  
1.189 AC

38  
1.149 AC

36  
1.149 AC

37  
1.219 AC

42  
1.237 AC

43  
1.237 AC

35  
1.014 AC

27  
1.001 AC

4  
3.809 AC

Feet

Measurement Result

Total : 969.5 Feet

Segment : 1.5 Feet

Segment azimuth : 270°

Clear