

PUTNAM VALLEY TOWN BOARD
PRE-WORK SESSION
6:00 P.M.
WEDNESDAY, MARCH 02, 2016

1. Move to hold a public hearing on the Rental Registration on March 9th at 6PM.
2. Move to hold a public hearing on the Certification of Occupancy Law on March 9th at 6PM.
3. Move to hold a public hearing on the modification of the basement regulation law on March 9th at 6PM.
4. Discuss location of a menorah near the Grange and holding a lighting ceremony. There will be a contest for the best menorah design.
5. Discuss local law to adopt Putnam County Pathways.
6. Discuss the approval of the Highway Department bid for 2016 Ford F350.
7. Discuss the appointment of Kathy Colonna as a part-time deputy in the Town Clerk's office at a rate of \$10.00 per hour, for a total of 8 hours per week.
8. Discuss the Teen Driver Safety Awareness Proclamation.
9. Discuss the appointment of Henry Lopez to the Board of Assessment Review.

PUTNAM VALLEY TOWN BOARD
PREWORK SESSION
WEDNESDAY, MARCH 02, 2016
6:00 P.M.

Present: Supervisor Oliverio
Councilwoman Whetsel
Councilwoman Annabi
Councilman Mackay
Councilman Luongo

Also Present: Town Counsel Florence
Town Clerk Sherry Howard

Supervisor Oliverio opened the Work Session at 6:00 p.m.

Pledge of Allegiance

Supervisor Oliverio announced that there was some "housecleaning" to do after the last Town Board meeting. After the vote to hold the public hearings on March 9th, there was general agreement, but no one caught that a second was never made to the motion. This is an extreme technicality, and you cannot hold the Public Hearings unless there is a formal vote. In addition, each individual law needs to be passed separately.

MOVE TO HOLD PUBLIC HEARING ON THE RENTAL REGULATION ON MARCH 9 at 6 PM.

Presented by Supervisor Oliverio
Councilwoman Annabi seconded for discussion

RESOLUTION # R16-117

RESOLVED that the Town Board hold a Public Hearing on the Rental Regulation Law on March 9th at 6 PM.

Councilwoman Annabi said this regulation was brought up for a Public Hearing already on December of 2015 and there was no movement on the 16th which was the following meeting. We don't need this law, we don't need a public hearing, be done with it. She would like to vote no on this. We should motion for a vote because the Public Hearing has already occurred in December. Supervisor Oliverio replied that no action was taken then, so it is still alive. It was not closed, and that was his difficulty with this whole thing. He votes to have the Public Hearing so the public should be able to talk.

A Roll Call vote was taken as to whether or not to hold the Public Hearing:

Councilman Luongo: NAY
Councilwoman Annabi: NAY
Councilwoman Whetsel: NAY
Councilman Mackay: NAY
Supervisor Oliverio: AYE

By a vote of four to one the motion was denied

**MOVE TO HOLD PUBLIC HEARING ON THE CERTIFICATE OF OCCUPANCY
LAW ON MARCH 9th IMMEDIATELY FOLLOWING THE RENTAL REGULATION.**

Presented by Supervisor Oliverio
Seconded by Councilman Mackay for discussion

RESOLUTION # R16-118

RESOLVED that the Town Board hold a Public Hearing on the Certificate of Occupancy Law immediately following the Rental Regulation Law on March 9th.

Councilman MacKay presented two copies of title searches that were issued to himself and his wife on two separate occasions when they refinanced their home. He has two envelopes with a letter inside, each from previous Building Inspectors which state clearly that there are no open permits or violations on their home, so that it could be filed. Councilman Mackay asked, "So where are we going with this"? Supervisor Oliverio said that he is not pleased with either law as written, but he likes the Public Hearing process, so residents can comment. Councilman Luongo agreed, but feels that the way the laws are currently laid out here, it will cause more problems to try to get it down into something, so he is going to vote no. He would like to start again, making the law simpler and closer to what we need. Councilwoman Annabi said that there are NY State laws to protect everybody's household. We don't need to have a public hearing on this law. This is just another layer of government that we don't need in Putnam Valley. Supervisor Oliverio disagrees.

A Roll Call vote was taken as to whether or not to hold the Public Hearing:

Councilman Luongo: NAY
Councilwoman Annabi: NAY
Councilwoman Whetsel: NAY (needs to be much more of a discussion).
Councilman Mackay: NAY
Supervisor Oliverio: AYE

By a vote of four to one the motion was denied.

**MOVE TO HOLD PUBLIC HEARING ON THE MODIFICATION OF THE
BASEMENT REGULATION ON MARCH 9 IMMEDIATELY FOLLOWING THE C OF
O LAW.**

Presented by Supervisor Oliverio

Here is the final one that we can have. This will be to hold a Public Hearing on a modification of the current basement regulation. This will provide people the opportunity to not have to go before the planning board if they do renovations to their basement or attic - to that living space. It needs to be amended though, because as of now it currently states that this Public Hearing will immediately follow the other Public Hearings that we are no longer going to have. It will be amended to start at 6PM.

Presented by Supervisor Oliverio

RESOLUTION # R16-119

RESOLVED that the Town Board Authorize the Supervisor to amend the Public Hearing Notice to now read:

Public Hearing on the Modification of the Basement Regulation on March 9, 2016 at 6 PM.

Councilwoman Annabi seconded the motion, unanimously carried.

RESOLUTION # R16-120

RESOLVED that the Town Board hold a Public Hearing on the modification of the Basement Regulation Law immediately following the C of O law.

A Roll call vote was taken as to whether or not to hold the Public Hearing:

| | |
|------------------------------|------------|
| Councilman Luongo: | AYE |
| Councilwoman Annabi: | AYE |
| Councilwoman Whetsel: | AYE |
| Councilman Mackay: | AYE |
| Supervisor Oliverio: | AYE |

By a vote of five to Zero the motion to hold the Public Hearing was passed.

Councilwoman Annabi left to celebrate her son's birthday.

DISCUSSION ON LOCATION OF A MENORAH NEAR THE GRANGE - AND HAVE LIGHTING CEREMONY

Presented by Supervisor Oliverio

The Rabbis of the Reform Temple would like to hold a contest, which the Temple will run, to have residents design and build a menorah. They would like the Town to assist in a little celebration which would occur on or around the fifth day of Hanukah which is toward the tail end of December this year. They would like to run it in a place that is visible. The Grange was supportive. Councilman Luongo thinks that Town Park is the best place to hold it. It should be a separate ceremony from the tree lighting. He was approached about it at last year's tree lighting and thinks it's a great idea. He said, we want to be a community, we want to be together. Everything should be in a central location. There is a parking issue at the Grange, so for now the Town Park seems to be the best idea. Visibility is not great at the park, because you have to drive into it to see it. Councilwoman Whetsel agreed and said that perhaps the Grange could do something else. We want to be all inclusive. Councilman Oliverio said that it could not be held in the little park in Town Hall because it is a religious ceremony. Councilman Luongo reminded everyone that when the Holiday Event was at George's Super Service, he always had a lit menorah on the top of the garage or in the window. From a safety aspect, it is safest at the Town Park. Supervisor Oliverio said that it made sense to have it at the park. Hot chocolate could be served like at the Holiday Event. He will call the Rabbi's tomorrow and let them know the decision. He thinks they will be disappointed, because they wanted it displayed, but we don't display anything at the moment.

RESOLVE TO AMEND THE AGENDA

Presented by Supervisor Oliverio

RESOLUTION # R16-121

RESOLVED that the Town Board authorize the Supervisor to amend the agenda.

- ADD:** 4B Update on our broadcasting system
4C Third Party inspections
4D Update and discussion on the removal of the "zombie homes".

ADD: Executive Session at the end of the meeting on contractual and possible litigation. No further action will be taken.

Seconded by Councilman Luongo, unanimously carried

UPDATE ON OUR BROADCASTING SYSTEM

Presented by Supervisor Oliverio

Supervisor Oliverio reported that Maryann Arrien has updated Channel 18 and 20 with a multilevel scroll. This will give us the ability to get messages out right away. You have the main scroll in the middle of your set. The weather will be on the side. He will ask Maryann to put on the scroll that those first two public hearings have been cancelled. This is an upgrade. Councilman Mackay asked if the message should instead say that the public hearings were voted down. Supervisor Oliverio said, it should say by a vote of four to one the first two public hearings were voted down. Starting in April every regular Town Board and Work Session meeting will be broadcast live and will start at 6:00 PM.

THIRD PARTY INSPECTIONS

Presented by Supervisor Oliverio

Supervisor Oliverio said that as of now the County oversees all electrical inspections. This delays us knowing that there is any type of electrical improvements going on. He wrote to the County, along with the Towns of Phillipstown and Kent, to ask to let us hire people to do the third party inspection. The person whose house is being inspected pays for it. There is no cost to us at all. There is also a \$30.00 stipend built into that fee that the County was getting; we should be getting that money. Supervisor Oliverio would rather see us get the money. We will hire the same groups to do the work that the County does. This is just a heads up because the Building Inspector will be introducing this to us next week at the meeting. NYSEG only does outside inspections not inside inspections.

UPDATE ON THE REMOVAL OF ZOMBIE HOMES

Presented by Supervisor Oliverio

There are two homeowners in court right now. One has a home on Tanglewylde, and the other is on Lake Drive, these are unsafe buildings. If the owners of these two properties don't follow the order of the court, we should rip them down. We have that obligation. A resident, Patty Villanova said that there is already on the books, an unsafe buildings law and procedure which outlines the entire process. It covers this situation. Supervisor Oliverio stated that the Town would have to pay upfront for the deconstruction of those buildings, than the County would reimburse us from the tax lien if there is one. We have done this with three houses already. This is just an alert to the Board, a statement of procedure.

DISCUSSION ON LOCAL LAW TO ADOPT PUTNAM COUNTY PATHWAYS

Supervisor Oliverio told the Town Board that he would like a resolution to adopt the Putnam County Pathways initiative at a future meeting. It is being sponsored by Hudson Highlands and Preserve Putnam. Adopting this would allow us to apply for environmental grants. It's just a membership; there is no down side to it. The pathways make us aware through education about preservation, but there are no laws restricting use of land other than what is already on the books. The Town of Kent is also looking at joining, Phillipstown already belongs. It will be brought up again.

HIGHWAY

Presented by Supervisor Oliverio

RESOLUTION # R16-122

RESOLVED that the Town Board authorize the Supervisor award the bid for a 2016 Ford F350 to: TASCA Ford and Trucks.

45 Brainard Road
Hartford Ct, 06114-1601

In the amount of \$34,466.00

Seconded by Councilman Mackay, Unanimously carried

DISCUSSION ON THE APPOINTMENT OF KATHY COLONNA AS PART TIME DEPUTY IN THE TOWN CLERKS OFFICE.

Presented by Supervisor Oliverio

This was discussed last week. The Town Clerk would like to hire Kathy Colonna as a part time Deputy Clerk in her office. She has the ability and the right legally to appoint three Deputies; she already has Kim McKeown. It's ten dollars per hour for a total of eight hours per week. This appointment will be on the docket for the full meeting.

DISCUSSION ON THE TEEN DRIVER SAFETY AWARENESS PROCLAMATION

Presented by Supervisor Oliverio

There has been a request by Ron Cummings to do a teen driver safety awareness proclamation. Ron Cummings has been going throughout the County speaking to all the Towns and the Schools to emphasis how important it is to keep young drivers safe through education programs. At our full meeting he would like to present this proclamation if the Board agrees. Councilman Luongo wants to have time to look it over, but all agreed that Mr. Cummings should present this at the full meeting.

DISCUSSION ON THE APPOINTMENT OF HENRY LOPEZ TO BOARD OF ASSESSMENT REVIEW

Presented by Supervisor Oliverio

A letter of intent was received from Henry Lopez who would like to continue in his capacity as a member of the Board of Assessment Review. His term came to an end in 2015. Supervisor Oliverio said he never resubmitted his application until now. He would like to put this on for the full meeting.

Supervisor Oliverio moved to go into Executive Session on contractual and possible litigation matters. No further action will be taken.

Meeting Adjourned at 6:33 PM

Respectfully submitted,

Sherry Howard
Town Clerk 3-09-15