

**PUTNAM VALLEY TOWN BOARD
WORK SESSION MEETING
6:00 P.M.
WEDNESDAY, MAY 10, 2017**

1. Pledge
2. Discussion regarding public comment and material to be aired on channels.
3. Discussion about Wildwood Knolls water tower bids.
4. Discussion about property adjacent to log cabin at Oregon Corners.
5. Resolution to have the engineering and legal cost for demolition of 31 Orchard St., Putnam Valley, NY be applied as a tax lien on 31 Orchard St. Total costs are as follows:
Legal - \$1,083.31
Engineering - \$510.00
Total - \$1,593.31
6. Appoint Roaring Brook Lake Superintendent
7. Record Pitney Bowes postage machine as surplus
8. Authorize Supervisor to sign bill of sale for lawn mower trailer.

**PUTNAM VALLEY TOWN BOARD
WORK SESSION MEETING
WEDNESDAY, MAY 10, 2017
6:00 P.M.**

PRESENT: Supervisor Oliverio
Councilwoman Annabi
Councilwoman Whetsel
Councilman Mackay

ALSO PRESENT: Town Clerk Sherry Howard
Town Counsel Florence

ABSENT: Councilman Luongo

Supervisor Oliverio opened the meeting at 6:00 p.m.

Pledge of Allegiance and moment of silence for our armed forces.

DISCUSSION REGARDING PUBLIC COMMENT AND MATERIAL TO BE AIRED ON CHANNELS

Presented by Supervisor Oliverio

Supervisor Oliverio said our channels are not public access, but are governmental. This means the Town Board decides on the content of what can be aired. We have no rules or regulations right now so we should have an open discussion on what we should allow to be aired.

Councilman Mackay made a good suggestion via email. He suggested that at the beginning of the regular meeting, after the Departmental Reports, we allow any comments directly related to the agenda, this is what the School Board does. Then after the meeting, Public Comment would be strictly for anything related to Town business only. No Public Comment would be allowed at our Special Meeting or the Work Session, unless it is agreed upon - and adds to what we are doing. Councilman Mackay said this system works in other places. He added that the three (3) minute time limit currently in place should remain in place. Councilman Luongo said we should go for a trial period so it can be tweaked if needed. Councilwoman Annabi prefers the one (1) comment at the end but is willing to give it a try. Councilwoman Whetsel said someone may have a response to the meeting. Supervisor Oliverio said that is okay. He will put something together and perhaps they can adopt it at the next meeting.

DISCUSSION ABOUT WILDWOOD KNOLLS WATER TOWER BIDS

Presented by Supervisor Oliverio

Supervisor Oliverio said three (3) bids came in for this project. The one (1) submitted by Frank Cassidy came in a day late so it cannot be accepted. There was one (1) from Steve Bruno which did not fulfill the requirements of the bid, and the one received from the Wildwood Knolls Community did not make the Town harmless because it did not include the removal of the water tower. Supervisor Oliverio said if the pipes are removed, the water tower could look great if cleaned and painted. Council Florence said the tower is considered an unsafe structure and he has concerns about what happens if someone gets hurt if they leave it there. Councilwoman Annabi said she thought the tower was considered a nuisance not an unsafe structure. Supervisor Oliverio said that this information came from our Insurance Companies Underwriter. He continued and said that even if the District gets the bid the District is still part of the Town; so we are ultimately responsible. Council Florence said that a Hold Harmless Agreement in and of itself is not effective because we don't want to be in a position where someone (these people as individuals) is responsible if someone gets injured. If the tower is to remain someone has to pay for an Insurance Policy. Supervisor Oliverio said the District would have to get the Insurance Policy. Wildwood Knolls resident, Pat Hanrahan, said he called our Insurance Company and they told him there was not a market for them to sell that kind of Insurance to an individual so he could not include that in his bid. His own homeowner's policy person told him the same thing. Supervisor Oliverio suggested he retry using the District as the policy holder. Mr. Hanrahan said they are only interested in covering a Corporation. Resident, Tom Carano said that if a construction company took the water tower etc. down they would be covered by their own insurance policy. Frank Cassidy's proposal covered this aspect, but the cost showed itself to be higher than expected. A lengthy discussion ensued. Mr. Hanrahan would like to see the water tower remain as it is Town history. It was agreed that the pipes had to come out. Supervisor Oliverio said at this point he could not accept any of the bids as they are proposed. Councilman Luongo presented a Resolution rejecting all three (3) of the bids received:

RESOLUTION # R17-177

RESOLVED that all bids received for the Wildwood Knolls water tower removal be rejected as none of them meet the requirements of the bid specs.

Seconded by Councilwoman Annabi, unanimously carried.

Supervisor Oliverio stated that we need to put out another bid. It was agreed upon by the Town Board that in the next bid the bidders should give a price with the water tower in and with the water tower out. We could carry the Insurance for the District as we do for the beaches. Tom Carano said that the condition of the water tower may not be good. Mr. Hanrahan suggested a real engineer be brought in to determine the condition of the tower. Supervisor Oliverio agreed to have an engineer look at to see if the water tower is even worth saving. If solid, it could be saved as an historic monument. A further discussion began about the property the water tower is on. Mr. Carano asked if this project is still a quid pro quo situation. The answer was - yes it is. He is concerned that someone could put a small stackable house on that small parcel of land.

He added that the assessed value of that piece of land is \$74,000.00, so why should the Town give it away? He believes it should be sold. Councilwoman Annabi said she did not believe that parcel could support a house especially with the restrictions we have now. Supervisor Oliverio said that Todd Atkinson, the Town Engineer, will look at the tower and give him a report.

DISCUSSION ABOUT PROPERTY ADJACENT TO LOG CABIN AT OREGON CORNERS

Presented by Supervisor Oliverio

Supervisor Oliverio said the Town Board each has a map and a picture of the log cabin in question. He said it is the piece of land on the left of the log cabin not the right. A gentleman would like to buy this property which would put it back on the tax roll. The only problem is that this property is attached by deed to the property across the street. He asked Council Florence how we can break that up. Council Florence asked who owns the property. Supervisor Oliverio said that the Town owns the land. Council Florence said then we have the right to break it up provided we make certain that we say in our resolution that this is excess property, property we don't need, and that we cannot use. Councilwoman Whetsel is concerned because this piece of property is located on the Hollowbrook and he wants to make it into a parking lot. Council Florence said before he can do anything he would have to bring in a plan, so we will make sure everything is being done properly, with correct drainage etc. He also added that the Town should have the right of first refusal if this person ever resells it in the future. We don't want to show imprudent judgement in hindsight. Council Florence said we can just subdivide it; no resolution is needed to do that. If you agree to sell it - we will subdivide this separate piece, and then make a resolution stating that in the event the new owner no longer wants this property, (in a certain stated time frame), the Town would return the purchase price and retain ownership. This way we will make sure we have a modicum of control and are not exposed to being an agent of speculation if the price of the land grows in value. Supervisor Oliverio explained that the person who is interested wants to put his business into the log cabin and needs the parcel for customer parking. Supervisor Oliverio said we need to subdivide and get that parcel appraised first before we can do anything else.

RESOLUTION TO HAVE THE ENGINEERING AND LEGAL COST FOR DEMOLITION OF 31 ORCHARD STREET, PUTNAM VALLEY, NY BE APPLIED AS A TAX LIEN ON 31 ORCHARD STREET.

Presented by Councilman Mackay

RESOLUTION # R17-178

RESOLVED that the Town Board authorize the Supervisor to have the engineering and legal cost for the demolition of 31 Orchard Street, Putnam Valley, NY 10579 be applied as a tax lien on 31 Orchard Street, Putnam Valley, NY 10579. Total costs are as follows:

Legal -	\$1083.31
Engineering	<u>\$ 510.00</u>
Total	\$1,593.31

Seconded by Councilman Luongo unanimously carried

This amount will be added to the demolition expenses and placed as a tax lien.

APPOINT ROARING BROOK LAKE SUPERINTENDENT

Presented by Councilman Luongo

RESOLUTION # R17-179

RESOLVED that the Town Board appoint Mimi Murphy as the Roaring Brook Lake Superintendent for the 2017 season at a salary of \$3,500.00. The position will run from May 20th through Labor Day.

Seconded by Councilman Mackay.

Councilwoman Whetsel recused herself because she is on a committee with Mr. Mueller-Landau (one of the applicants).

By a vote of 4 to 0 the Resolution is carried.

RECORD PITNEY BOWES POSTAGE MACHINE AS SURPLUS

Presented by Councilwoman Annabi

RESOLUTION # R17-180

RESOLVED that the Town Board authorize the following Pitney Bowes Postage Machine be recorded as surplus and disposed of as electronic waste. The hard drive components have been returned to Pitney Bowes. This is an old machine and of no monetary value.

Serial # 0015602
Serial # 0020728

Seconded by Councilman Luongo unanimously carried

AUTHORIZE SUPERVISOR TO SIGN BILL OF SALE FOR LAWN MOWER TRAILER

Presented by Councilwoman Whetsel

RESOLUTION # R17-181

RESOLVED that the Town Board authorize the Supervisor to sign documents for the purchase of a 12 foot Big Tex Trailer. This trailer will be used to transport lawn equipment to various sites that the Town is responsible for maintaining. Purchase price for trailer is \$1,550.00 from Ness Automotive, Danbury Connecticut which is the lowest price of the three (3) quotes. This expense has been included in the 2016 budget.

1. Retail Purchase Order for Motor Vehicle
2. Sales and Use Tax Exemption for a motor vehicle purchased by a nonresident of Connecticut.

Seconded by Councilman Annabi, unanimously carried.

Supervisor Oliverio said that at next week's meeting we will be moving forward with a personnel issue,
Submitting the referendum on the rec. building,
Several Girls Scouts will be receiving a certificate for a project they are doing;
Formalizing the acceptance of division of the property that was just discussed; and
Accepting the bid on the Land Rover at around 18,000.00.

EXECUTIVE SESSION

Presented by Supervisor Oliverio

Supervisor Oliverio called for an executive session to discuss personnel issues, contractual matters and possible litigation.

Supervisor Oliverio moved to close the meeting at 6:48 p.m.

No new business will be conducted after the Executive Session.

Seconded by Councilman Mackay, unanimously carried.

Respectfully submitted,

Sherry Howard
Town Clerk 5-15-17