

**PUTNAM VALLEY TOWN BOARD**  
**WEDNESDAY, NOVEMBER 1, 2017**  
**PRE-WORK SESSION**  
**6:00 P.M.**

**PRE-WORK SESSION AGENDA**

1. Pledge of Allegiance
2. Continued discussion of Town Budget
3. Continued discussion of Crofts Corners

**PUTNAM VALLEY TOWN BOARD**  
**PREWORK SESSION**  
**6:00 P.M.**  
**WEDNESDAY, NOVEMBER 01, 2017**

**PRESENT:** Supervisor Oliverio  
Councilwoman Whetsel  
Councilwoman Annabi  
Councilman Mackay  
Councilman Luongo

**ALSO PRESENT:** Finance Director Maria Angelico  
Town Clerk Sherry Howard  
Town Counsel Florence

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

Pledge of Allegiance and moment of silence for armed forces and victims of Manhattan Terrorist Attack.

**EXECUTIVE SESSION**

Presented by Supervisor Oliverio

**RESOLUTION # R17-319**

**RESOLVED**, that the Town Board move into Executive Session to discuss budgeted contractual matters pertaining to the Ambulance Corps and personnel issues.

Seconded by Councilman MacKay, unanimously carried.

**REOPENING OF TOWN BOARD MEETING**

Presented by Supervisor Oliverio

**RESOLUTION # R17-320**

**RESOLVED** that the Supervisor reopened the Town Board Meeting at 6:30 PM after the Executive Session.

Seconded by Councilman MacKay, unanimously carried.

**CONTINUED DISCUSSION OF TOWN BUDGET**

Presented by Supervisor Oliverio

Supervisor Oliverio said that there have been some changes in the budget that the Board wishes to make. Supervisor Oliverio continued by saying our Building Inspector has his regular base salary and three (3) other positions: Gas Inspector, Fire Inspector and Sewer Inspector. Each of those three (3) positions has a stipend attached to it over and above his base pay. In this 2018 budget both his Fire and Gas stipends were increased by 2% while the sewer was increased by 60% - which sounds like a lot but it actually only comes out to about \$3,000.00. There was discussion that this amount is excessive. Maria Angelico stated that this is a district budget item which comes out of the sewer district. Ms. Angelico has the sewer district piece of his salary raised to \$7,000.00 for 2018. Councilman Luongo said the intention is to bring it from the \$4,356.00 it was in 2017 to \$5,000.00 for 2018; which is \$2,000.00 less than \$7,000.00 that is currently in the Preliminary Budget. The fire and gas stipends will remain as is stated in the 2018 budget.

**RESOLUTION #R17-321**

**RESOLVED** that the Town Board change the 2018 Preliminary Budget – Final Version, November 1, 2017 - stipend for the Sewer Inspector from \$7000.00 to \$5,000.00.

Seconded by Councilwoman Whetsel; with the Town Board all voting aye. Supervisor Oliverio said he thinks the Sewer District is worth much more so he votes nay.

**By a vote of 4 to 1 the Resolution passes.**

Councilman Luongo made a motion to take \$5,000.00 from our Fund Balance and add that to the Supervisor's Salary; and take another \$5,000.00 for a total of \$10,000.00 and add it to the Town Clerk's salary. The reason for this being when you both were elected the salary was reduced; and it was agreed upon by the Board that after the first term (because you don't come in at the top) we would bring you back up. This is us keeping our promise that we made then. Supervisor Oliverio said he appreciates the consideration as does the Town Clerk. He understood what the salary was when he won and is okay with that. Councilman MacKay said that was what they agreed on and he is not going back on it. Supervisor Oliverio said he understands; but because it affects him personally he feels he should recuse himself from the vote.

Seconded by Councilman MacKay, with the Town Board all voting aye. Supervisor Oliverio recused himself.

**By a vote of 4 to 1 the Resolution passes.**

Supervisor Oliverio asked if there are any other changes to the budget. Councilman Luongo said he feels this is a good budget. Councilman MacKay asked if he could get the numbers from Ms. Angelico. Supervisor Oliverio asked if pulling the raises for himself and the Town Clerk would affect the budget for 2019. Is this false revenue? He added that he thinks we have been very fiscally conscious. Councilman MacKay said he is comfortable with that small number. Councilman Luongo said we are very lucky that we have such a healthy Fund Balance. Ms. Angelico said that with taking the \$10,000.00 out of the fund balance and removing \$2000.00 out of the budget for the Sewer Inspector we will be going from 1.74% to 1.72%. Supervisor Oliverio said we are still below the CAP. Councilman Luongo wanted to know what the percentages come out to in dollars. Supervisor Oliverio said 1.70 percent of a \$100,000.00 assessment is fairly negligible. It comes out to about \$68.00 dollars a year more for the average home. The average home is paying between \$3,000.00 - \$5,000.00 on their Town and County tax per home. The school is under the Tax CAP as well.

Supervisor Oliverio would like to finish the discussion of the Budget next week. He asked if the Board would like to hold another Public Hearing at that time as well. Another Public Hearing is needed to cover the changes they made tonight. This will be our Final Budget. He asked the Town Clerk to make sure the Public Hearing Notice gets into the newspaper and on the Website immediately. Councilman Luongo asked if this will be enough time. Supervisor Oliverio said if we contact the paper right away it will be; then we could pass the budget on the 15<sup>th</sup>. Councilwoman Annabi asked if we could vote on it the same night as the Public Hearing. Supervisor Oliverio said we could if there is no community opposition. We have a great budget this year and thanks to all of you for working so hard.

**CONTINUED DISCUSSION OF CROFTS CORNERS**

Presented by Supervisor Oliverio

Supervisor Oliverio said he did some research and Crofts Corners was Commercial up until 1997. The only reason he could find for the change was at that time there was some discussion of the Town acquiring the old Ingersoll house as an historic monument. The Town never followed up on that desire to turn it into a possible museum. The County had offered to sell it to the Town for \$1.00. Since there was no movement the County held it, foreclosed on it and sold it to a gentleman who found it was not repairable. That house has since been ripped down. Supervisor Oliverio would like to see that space turned into something commercial like a Starbucks or bagel shop; we have enough houses.

On our Master Plan, Crofts Corners was slated as commercial until 1997. The Town Board would have to agree to make that corner commercial again as it was. If we do this I would like to do this before the first of the year. Even if the owner puts a house there, I would still like to do to leave the option open. It would be neighborhood commercial, so it would not limit anything small. There is not much acreage there so it would not be a big store.

Councilman Luongo would like to hear from anyone in Town who has a comment. Our phone numbers and email addresses are on the website. Councilwoman Whetsel thinks it's important to hear what the people in the community would support. Your feedback is very important. We do not need another empty building. Councilwoman Annabi would like to hear the opinions of the properties neighbors.

Councilman MacKay asked if the septic and well issues have been resolved. Supervisor Oliverio said that may still be a problem; but the owner has been talking about purchasing the property next door and expanding. If that happens the lot becomes bigger and the septic and well issue is solved. Councilwoman Annabi said then we have to make that property commercial as well. Supervisor Oliverio said believe it or not that property was an antique store and has retained its commercial status. He added, we are just projecting what this could be... but without the Board changing it to neighborhood commercial it will never be.

Councilwoman Annabi said she would like to see it designated as mixed use with a residential dwelling on top of a commercial enterprise. Supervisor Oliverio asked Counsel Florence if this is possible. Counsel Florence said neighborhood commercial permits residential use. The Town Board had a discussion on the state of the current businesses located or leaving the Blue Building and other vacant buildings in Town.

Supervisor Oliverio said that one of the positive things about Crofts Corners is that this individual had a traffic study done and it has the highest amount of traffic in Putnam Valley in the morning and in the evening. Councilwoman Annabi said people are already complaining that there is no traffic light there. Supervisor Oliverio said that a traffic study would have to be done by the County as that is a County Road for there to be a traffic light.

Councilman Luongo said he had a question on a different topic. He asked where they stood on the next zombie house. Supervisor Oliverio said the two (2) they were looking at are being remedied. He believes that because they knocked down two (2) of them already those that have the opportunity to remedy them are making sure they get done. The statute is clear, if it's a health and safety issue it has to be taken care of.

Councilwoman Annabi said speaking of health and safety – you must get your house number on your mailbox. Councilman Luongo said there is no good excuse to not have that. There is nothing worse than being out there and trying to find your residence when you need assistance. When we go out in the middle of the night, and are trying to get to somebodies home, it's frustrating to not be able to find you. Make sure the numbers are visible from both directions. The Building Department is sending out letters of violation for this; and if you don't fix it a fine will be imposed.

Councilwoman Annabi announced to all residents that they should sign up for the sites “Newyorkalert.gov” and “Code Red”. Register your current cell phone number, land line and email address in case there is an emergency like a blocked road, a predator around, or any other emergency. These sites are secure and safe to use. Your children can register as well. The Town has an emergency alert as well that can be accessed from our Town's website.

Supervisor Oliverio moved close the Town Board Meeting at 7:00 PM

Seconded by Councilman MacKay, unanimously carried.

Respectfully submitted,

Sherry Howard  
Town Clerk  
11-08-2017