

**PUTNAM VALLEY TOWN BOARD**  
**WORK SESSION**  
**WEDNESDAY, DECEMBER 13, 2017**  
**6:00 PM**

1. Pledge of Allegiance
2. Authorize Supervisor to send and receive Requests for Proposals on the sub-surface aeration system for Lake Peekskill.
3. Continue discussion on re-zoning Crofts Corners as “neighborhood commercial” as per the Master Plan.
4. Accept William Pugh’s resignation from the Parks and Recreation Commission with deep regret.
5. Set January 3, 2018 as the swearing in ceremony and reorganizational meeting.
6. Refund \$30.00 refund for filing fees to Maria Macedo and Joanes Macedo as per Small Claims Assessment Review decision.
7. Discussion of agenda items for regular Town Board Meeting.

**PUTNAM VALLEY TOWN BOARD**  
**6:00 P.M.**  
**WORK SESSION**  
**WEDNESDAY, DECEMBER 13, 2017**

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

**ALSO PRESENT:** Town Clerk Sherry Howard

**ABSENT:** Town Counsel Florence

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

Pledge of Allegiance

**AUTHORIZE SUPERVISOR TO SEND AND RECEIVE REQUESTS FOR PROPOSALS ON THE  
SUB-SURFACE AERATION SYSTEM FOR LAKE PEEKSKILL**

Presented by Councilwoman Annabi

Supervisor Oliverio said that the District had a meeting, (there were about 60 people there), and all but one (1) person voted to move forward with a sub-surface aeration system. The Board needs to allow the Supervisor to send out a request for a proposal to three companies to find out the prices. The three (3) companies are "Save the Lakes", "Clean Flow," and "Solitude Water Systems." Supervisor Oliverio will request that the proposals should be back on the 5<sup>th</sup> of January 2018 which should be enough time - because the specifications we are asking for are very specific and we got a lot of information from the DEC to guide us.

**RESOLUTION# R17-336**

**RESOLVED** that the Town Board authorize the Supervisor to send and receive requests for proposals on the sub-surface aeration system for Lake Peekskill.

Seconded by Councilman Luongo, unanimously carried.

**CONTINUE DISCUSSION ON RE-ZONING CROFTS CORNERS AS “NEIGHBORHOOD COMMERCIAL” AS PER THE MASTER PLAN**

Presented by Supervisor Oliverio

Supervisor Oliverio said that the Town Board Members have before them a map of the specified areas that were originally deemed “Floating Commercial” but were changed en masse under the last year or two (2) under Carmelo Santos’ tenure as Supervisor. Floating Commercial is now known as Neighborhood Commercial. This designation would allow a small commercial facility there if someone was interested. There would have to be a SEQRA done on it and a Public Hearing would have to be held if we go ahead with this. The Supervisor would like to move ahead, and believes it doesn’t hurt to add commercial property here in our Town. It would generate jobs, give us tax income, and provide to the amenities for our community. We have to have the SEQRA done, notify neighboring facilities and homes, and have a Public Hearing. Councilwoman Whetsel thinks it might be a good idea but she would like to put together a survey that could be accessed on line for the residents to fill out. Will they shop here, what would they like to see etc. We need to get feedback to find out if it will be sufficiently supported. We don’t need any more empty buildings. Councilwoman Annabi said this will work but we need to make those areas commercial first. Councilman MacKay said we need to find out if there is septic and water first in the Croft’s Corners area. Supervisor Oliverio said that is what the SEQRA will show. The Town Board agreed that we will never have a large franchise businesses here. Councilman Luongo said we can’t keep moving forward if we are going to curtail every business from putting things in. Councilwoman Annabi added that Jill Verrichio does this kind of survey for the County.

**ACCEPT WILLIAM PUGH’S RESIGNATION FROM THE PARKS AND RECREATION COMMISSION WITH DEEP REGRET**

Presented by Councilman Luongo

Councilman Luongo read Mr. Pugh’s resignation letter. Councilman MacKay thanked Mr. Pugh and added that he did great work in the Town Park and on behalf of Putnam Valley - his dedication and others - that’s what this town thrives on. He always gave of himself and we owe him a great debt. Supervisor Oliverio agreed and said that Mr. Pugh has been on the Parks and Recreation Commission for over 20 years. He would like to award him with a proclamation at the January Regular Town Board Meeting.

**RESOLUTION# R17-337**

**RESOLVED** that the Town Board accept William Pugh’s resignation from the Parks and Recreation Commission with deep regret.

Seconded by Councilwoman Annabi, unanimously carried.

**SET JANUARY 3, 2018 AS THE SWEARING IN CEREMONY AND REORGANIZATIONAL MEETING.**

Presented by Councilwoman Annabi

**RESOLUTION# R17-338**

**RESOLVED** that the Town Board set January 3, 2018 as the swearing in ceremony and reorganizational meeting.

Seconded by Councilman Mackay, unanimously carried.

**REFUND \$30.00 FOR FILING FEES TO MARIA MACEDO AND JOANES MACEDO AS PER SMALL CLAIMS ASSESSMENT REVIEW DECISION**

Presented by Councilwoman Whetsel

**RESOLUTION# R17-339**

**RESOLVED** that the Town Board refund \$30.00 for filing fees to Maria Macedo and Joanes Macedo as per small claims assessment review decision. This property is located at 14 Kramers Pond Road, Putnam Valley, New York 10579.

Seconded by Councilwoman Annabi, unanimously carried.

**DISCUSSION OF AGENDA ITEMS FOR REGULAR TOWN BOARD MEETING**

Presented by Supervisor Oliverio

Supervisor Oliverio said that next week's meeting will have District Attorney, Bob Tandy, discussing what his agenda is for next year. Ellen Hayes, President of the Putnam Valley Business Network will be talking about some of the activities they have done this year and what they are planning for next year. A proclamation will be given to Bryce Fowler for his Eagle Scout project. There will be some year-end business and the Crofts Corners and the Senior Exemption discussions.

**DISCUSSION ON BUILDING FEES**

Presented by Supervisor Oliverio

Supervisor Oliverio said that there has been much discussion on commercial building fees. This is focused on the construction of a new commercial building. Councilman MacKay asked if the fees on the renovation of a prior existing building acceptable? Supervisor Oliverio said yes, they are a little bit less than building a residential building. Supervisor Oliverio explained the formula used to determine the building fees on a new commercial building – it is based upon the cost per thousand of the building. If a building is going to cost \$100,000.00, that amount is divided by \$1,000.00 and you end up with \$100.00. We have a rate of \$20.00 – so you multiply the \$100.00 by \$20.00 and you get \$2,000.00.

The next step is we multiply the final number of \$2,000.00 by the rate per square foot which is \$300.00 this equals \$60,000.00 which is what it will cost the contractor. Councilman MacKay said now you understand why we have not had one new commercial building built the whole time I have been a Councilman. It is entirely too expensive. Supervisor Oliverio said this Board did not establish these fees. Councilman MacKay said we could fix this now to make it more feasible to build here. Supervisor Oliverio said there is much more on-site levels of inspection that has to be done for a commercial building as it serves the public. He does agree with the Board members that it is exorbitant. Councilman Luongo said it's not like we would have a lot of buildings built per year anyway. Council Florence felt that if you were to amend these fees you would need a Public Hearing. Councilwoman Annabi said she found a law which says that you only need a Resolution to amend fees. Supervisor Oliverio said so we can do this at the Organizational Meeting in January. Councilman MacKay says we need more information on this. Council Florence said we need to find out what it will cost in a neighboring community so we don't lose people. We should let people know comparatively what other communities cost. Councilman MacKay said this fee structure may have been why Oregon Corners has never been developed. He continued by saying we are willing to do our part to bring business into Town.

Supervisor Oliverio moved to go into Executive Session at 6:28 p.m. to discuss two (2) personnel matters and a contractual issue regarding elected positions with no further business taking place.

Seconded by Councilman Luongo, unanimously carried

Councilwoman Annabi announced that the Fire House's Candy Cane run is this Saturday. Please check the webpage and on the scroll to see when Santa will be near your house. Councilman Luongo said the Fire Department is having a boot drive this week to help needy families in Town. In addition, you can still buy a chance to win the snow blower. Please stop by Oregon Corners to look for us.

Respectfully submitted,

Sherry Howard  
Town Clerk  
12-15-17