

**PUTNAM VALLEY TOWN BOARD**  
**PUBLIC HEARING**  
**6:00 P.M.**

**WEDNESDAY, APRIL 11, 2018**

**IMMEDIATELY FOLLOWING:**

**PUTNAM VALLEY TOWN BOARD WORK SESSION**

1. Pledge of Allegiance
2. Presentation by Laberge Group
3. Accept Resignation of Michael Raimondi from Planning Board.
4. Endorsement of Cathy Hanson for appointment to the Putnam Valley Planning Board.
5. Waive building permit fees for aeration system and shed in Lake Peekskill.
6. Waive permit fees for Eagle Scout project of Joshua Uchetel (sign for Hudson Highlands Land Trust).

**PUTNAM VALLEY**  
**TOWN BOARD MEETING**  
**PUBLIC HEARING**  
**6:00 P.M**

**PROVISIONS OF NY STATE RESIDENCY LAWS REGARDING OFFICER'S LAW,**  
**ARTICLE 2, SECTION 3.**  
**WEDNESDAY, APRIL 11, 2018**

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

Also Present: Sherry Howard, Town Clerk  
Absent: William Florence, Town Attorney

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

**PUBLIC HEARING to DISCUSS PROVISIONS OF NY STATE RESIDENCY LAWS**  
**REGARDING OFFICER'S LAW, ARTICLE 2, SECTION 3**

Presented by Supervisor Oliverio

Supervisor Oliverio moved to open the Public Hearing at 6:03 pm.

It was seconded by Councilperson Mackay, unanimously carried.

Councilperson Annabi explained that this is a public officer's law. In New York State there are mandated positions according to the New York State Charter where you need to be a resident of the Municipality you are working in. According to the provisions of the current law our Building Inspector and Deputy Building Inspector must be Town Residents in order to hold these positions. We can alter the Residency Law which would allow them to serve. This would be a change in Town Law that must be sent to the State. Right now if you are a member of the Planning Board or Zoning Board etc. you are required to be a resident of our Town.

Supervisor Oliverio is proposing this change in the law. He believes it would open up the pool of qualified people. He added that the County has already done this in many of their Departments. It broadens our horizons for future hiring. We are the only Town in the County that still has this residency requirement. This gives us a larger pool to choose from. This will be put up for a vote next week.  
Supervisor Oliverio asked for any Public Comment.

Resident Eileen Reilly spoke at the podium. She said she believes that the current Building Inspector is doing a good job. He went to her house when she was having work done and was very professional and knowledgeable. Ms. Reilly is also looking for clarification as to what the law is about. Attorney Florence explained who the law refers to and who would be affected by the change. He continued to explain that it only applies to two (2) employees that work in the Building Department whom do not live in Putnam Valley. We would ask the State to alter the law to allow out of town employees to hold those positions. He said that right now we are not in compliance with New York State law. Ms. Reilly thinks it's a good idea that the Building Inspector does not live here because it lessens the possibility that he knows who he has to deal with – and has been friends with since they were in kindergarten together.

Supervisor Oliverio asked for any other public comment.

As there was no other public comment, Supervisor Oliverio moved to close the Public Hearing at 6:09 PM.

It was seconded by Councilperson Mackay and was unanimously carried.

Supervisor Oliverio said that he would like schedule a vote on this at the April 18, 2018 meeting.

Seconded by Councilman Mackay

**PUTNAM VALLEY TOWN BOARD**  
**WORK SESSION**  
**6:08 P.M.**  
**WEDNESDAY, APRIL 11, 2018**

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

Also Present: Sherry Howard, Town Clerk  
William Florence, Town Attorney

Supervisor Oliverio moved to go into an Executive Session to discuss a personnel issue. No action will be taken when the Town Board returns to the meeting. He stated that he does not like to do this but this is an important topic and there is no choice.

Seconded by Councilperson Mackay, unanimously carried.

Supervisor Oliverio moved to end the Executive Session and reopen the Work Session at 6:36 PM.

Seconded by Councilperson Whetsel, unanimously carried.

**PRESENTATION BY LABERGE GROUP**

Presented by Supervisor Oliverio

Supervisor Oliverio invited the three (3) Laberge Representatives up and had them introduce themselves. They are: Benjamin H. Syden, Nicole T. Allen and Dennis G. Pilla. Mr. Syden said the Laberge group has been around since 1964. They specialize in downtown revitalization projects and are a full service company. They create a plan which satisfies the needs of a Town and that plan becomes the blueprint for action. They have helped many Towns all over achieve their goals of revitalization. In addition, they help secure grants and funding for these projects. They showed a power point presentation to the Board so they can see how it all works in the communities they have helped. They transform downtowns through nine (9) main core elements. These elements generate destinations for people to gather and want to spend time in by supporting commercial and residential aspects. The nine elements in the "Anatomy of a Vibrant Downtown" are as follows:

1. Municipal/Economic Anchors
2. Architectural Integrity
3. Mixed Uses ( office, residential, specialty shops)
4. Transportations and Linkages
5. Quality Outdoor Community Spaces
6. Recognition of Local History, Local Culture and Regional Context
7. Protection or Sustainable Use of Natural Resources.
8. Desirable Residential Options
9. Supporting Commercial and Residential Districts.

They displayed examples of Town Centers in other places and showed how we could grow with what we already have in place. Mr. Syden and Ms. Allen said one of the things needed to make a downtown area attractive is to add sidewalks so it becomes a walkable. In addition, the second stories of our downtown stores should be able to be rented as apartments - this combines both business and residential aspects. Adding this to a downtown space transforms a Town like Putnam Valley which is considered a bedroom community. In turn, this will attract more millennials looking for affordable housing. A mixed use community optimizes your community's downtown space. Once you know what your Town wants to become then you can start to build. Providing public transportation and linkages is also important. You need to work with your DOT to get public transportation in place. Safety for pedestrians and bicyclists is also very important, and must be added into any plan. Quality outdoor spaces are another pertinent consideration to attract people to your downtown. Water and waterways should be incorporated whenever and wherever possible. Parking spaces and outdoor lighting are other things to consider. Open spaces give a city or a town character. What has been successful throughout New York State is "farm to table" restaurants, Distilleries, and Craft Breweries using New York State grown ingredients.

Additionally, there is grant monies out there because you have the "Brook" in your downtown area. You can use your natural resources creatively as an attraction or as a tourist destination that people will remember. You need to figure out what would work here in Putnam Valley to create additional density and provide housing for seniors and support businesses. Your downtown needs to be connected to everything else – it should not be isolated. You need projects that are tied into funding elements so you can implement your Master Plan. Every application for a grant goes back and asks if the money you receive will tie into your Master Plan.

Supervisor Oliverio said part of the problem in Putnam Valley is that we have many individual hubs such as the schools which are far away from the Town Hall. The Business District is also separate and in between everything is the Town Park. We have always been perplexed by how we can pull all of our hubs together. He asked the Laberge Group if they could come up with a way to pull these things together. He explained to the Laberge Group what the County is planning to do with the roads and bridges in our downtown area.

He asked them what influence they may have with the County to create a sensible project. We do need the bridges fixed but the addition of turning lanes and a traffic circle may hurt the Business District we currently have. Mr. Syden responded by saying that he would have a meeting with the County and ask them to slow down the process until a consensus can be reached. Supervisor Oliverio said that the grant the County is getting for this project is a resurrected grant based upon the two (2) very needed bridges which have both been yellowed flagged. If those bridges go down we are in terrible trouble.

Councilperson Annabi said that we have no property to develop at Oregon Corners, and that is the key thing you have brought up tonight. We don't have that luxury, and the landowners, who are not invested in our Town, refuse to do anything no matter who has asked them. We have a very unique situation and what you have shown us does not fit us.

Mr. Syden believes this issue is a matter of technique easily solved by their team of professionals who can look at your Town's situation and come up with a workable plan. We listen to what everyone wants and come up with a solution. We also have a partner located in Florida who is skilled in situations like this one and this is their specialty. The DOT is all about the safe travel of roads.

Councilperson Whetsel said, even if we just concentrate on Oregon Corners - it would accomplish a lot. We need to want to make people shop and spend time there. We have to create an environment where people see it as attractive and want to spend time and money there.

Councilperson Luongo said we do need a design with areas for pedestrians to walk. He does not agree with what the County has proposed for our downtown area. We currently have a business that is trying to open; and with the Counties current design that may not happen. The County seems to be overbuilding. These are the things that we are facing, and we may need help talking to the DOT.

Mr. Syden explained that the County may not listen to what they have to say, but they have worked with them many times and oft times a compromise can be reached. Maybe we can look into a shared services project.

Supervisor Oliverio agreed that something has to be done. It can't stay the way it is. A lengthy discussion ensued between the Laberge Group and the Town Board as to how we can possibly work together to get things moving in the Oregon Corners area. Supervisor Oliverio said the Town Board will be discussing this further and they will be in touch.

**AMENDMENT OF AGENDA**

Presented by Supervisor Oliverio

**RESOLUTION # R18-142**

**RESOLVED** that the Town Board **ADD** to the agenda:

- #7 – Discuss candidacy of Michael Usai for the Commission for the Conservation of the Environment (CCE).
- #8 – Discuss proposed zoning code amendments.
- #9 - Appoint Dan Vera and Michael Cassella to the Board of Assessment Review. Their amended terms begin on 10-1-2017 and expire on 9-30-2022.
- #10 – Authorize Supervisor to sign McKinney Turf Care contract in the amount of \$8,500.00.
- #11 – Amend the appointment of James Brazee to include the dates of service from April 11, 2018 to December 31, 2018.

**DELETE** from the agenda:

- #4 – Endorsement of Cathy Hanson for appointment to the Putnam Valley Planning Board.

Seconded by Councilman Mackay, unanimously carried

**ACCEPT RESIGNATION OF MICHAEL RAIMONDI FROM PLANNING BOARD**

Presented by Councilman Luongo

**RESOLUTION #R18-143**

**RESOLVED** that the Town Board accept the resignation of Michael Raimondi from the Putnam Valley Planning Board effective April 11, 2018.

Seconded by Councilperson Whetsel, unanimously carried.

The Town Board accepted Mr. Raimondi's resignation with regret. Councilperson Mackay thanked Mr. Raimondi for his hard work and said he did a fantastic job for the Town for a very long time.

**WAIVE BUILDING PERMIT FEES FOR AERATION SYSTEM AND SHED IN LAKE PEEKSKILL**

Presented by Councilperson Annabi

**RESOLUTION #R18-144**

**RESOLVED** that the Town Board waive any Town of Putnam Valley building permit fees associated with the installation of a sub-surface aeration system and a 10' x 10' shed in Lake Peekskill. The shed will be located at North Beach.

Seconded by Councilperson Mackay, unanimously carried.

**WAIVE PERMIT FEES FOR EAGLE SCOUT PROJECT OF JOSHUA UCHETEL (SIGN FOR HUDSON HIGHLANDS LAND TRUST)**

Presented by Councilperson Whetsel

**RESOLUTION #R18-145**

**RESOLVED** that the Town Board of the Town of Putnam Valley hereby waives all permitting fees for the Eagle Scout Project of Joshua Uchetel (park sign for the Hudson Highlands Land Trust to be located off Church Road on Locust Glen Road).

Seconded by Councilman Mackay, unanimously carried.

Supervisor Oliverio said that the location of the sign has been changed to 499 Peekskill Hollow Road which is the entrance right across from Boswell Estates.

**DISCUSS CANDIDACY OF MICHAEL USAI FOR THE COMMISSION FOR THE CONSERVATION OF THE ENVIRONMENT (CCE)**

Presented by Supervisor Oliverio

Supervisor Oliverio stated that he received a resume from Michael Usai who is requesting to serve on the CCE. The Town Board has received his resume as well. If he is acceptable to the Town Board they will vote on it at the next meeting. He seems to have a lot of experience and would do a great job.



**DISCUSS PROPOSED ZONING CODE AMENDMENTS**

Presented by Supervisor Oliverio

Supervisor Oliverio said there is a couple of zoning code amendments that he would like to make. The Town Board has received these proposed changes as well via e-mail. The current code does not define what a planned development is. There is no delineation for this in the zoning code. There are a couple of other small additional changes too. Supervisor Oliverio would like to schedule a Public Hearing for May 16<sup>th</sup>. The changes are very short and to the point. We will post them; and Tony Arrien will put them on the scroll. We are going to declare ourselves the Lead Agency.

**RESOLUTION # R18-146**

**RESOLVED** that the Town Board hereby directs that the involved and interested agencies be notified of the Board's intent to be the Lead Agency and that a copy of the EAF, and the proposed revisions to Chapter 165 of the Town Code be delivered to said agencies seeking their consent to the Town Board acting as Lead Agency.

Seconded by Councilperson Mackay, unanimously carried.

**RESOLUTION #R18-147**

**RESOLVED** that the Town Board will hold a Public Hearing on May 16, 2018 at 6:00 PM in the Town Hall to discuss the proposed Zoning Code Amendments.

Seconded by Councilperson Mackay, unanimously carried

**APPOINT DAN VERA AND MICHAEL CASSELLA TO THE BOARD OF ASSESSMENT REVIEW.**

Presented by Councilperson Mackay

**RESOLUTION # R18-148**

**RESOLVED** that Town Board authorize the appointment of Dan Vera and Michael Cassella to the Board of Assessment Review. Their amended terms began on 10-1-2017 and will expire on 9-30-2022.

Seconded for discussion by Supervisor Oliverio, unanimously carried.

Supervisor Oliverio explained that these two (2) people are already sitting on the Board of Assessment Review. We discovered that they had expired so we asked them if they were interested in continuing and they were. They don't need a resume because they are already on.

**AUTHORIZE SUPERVISOR TO SIGN MCKINNEY TURF CARE CONTRACT IN THE AMOUNT OF \$8,500.00**

Presented by Councilperson Luongo

**RESOLUTION #R18-149**

**RESOLVED**, that the Town Board authorize the Supervisor to sign McKinney Turf Care contract in the amount of \$8,500.00. This is for crabgrass and weed control as well as fertilizer.

Seconded by Councilman Mackay, unanimously carried.

**AMEND THE APPOINTMENT OF JAMES BRAZEE TO INCLUDE THE DATES OF SERVICE FROM APRIL 11, 2018 TO DECEMBER 31, 2018.**

Presented by Councilperson Annabi

**RESOLUTION #R18- 150**

**RESOLVED**, that the Town Board amend the appointment of James Brazee to include the dates of service from April 11, 2018 to December 31, 2018 to finish out William Pugh's term. He will be reappointed again in January 2019 for a full term of five (5) years.

Seconded by Councilperson Luongo, unanimously carried.

Ladies and gentleman please look on our webpage to see what vacancies are available on our committees. The more volunteers we have the better it is for our community. There are two (2) positions available right now on the Planning Board.

## PUBLIC COMMENT

Resident Eileen Reilly asked if the chemicals used to fertilize the Town Park are environmentally safe. Supervisor Oliverio said County and Town Law does not allow for the use of nitrogen based fertilizers. She also asked about where she can find the proposed zoning code changes. Supervisor Oliverio said she can go to our website which is Putnamvalley.com to view them. She added that Verizon came down her road and cleared away most of the debris from the storm and the transformers are gone too.

Councilwoman Annabi announced that the new commuter shuttle will begin on April 30<sup>th</sup> - so please come pick up your badges beginning on April 18<sup>th</sup>. There is no fee for the badges but there is a limited amount and it is "first come first serve" so do it quickly. You have to have one on your car to enter the shuttle. You need to show proof of Putnam Valley residency. There is a schedule that will be available on the 18<sup>th</sup> when you pick up your car permit.

Putnam Hospital is holding a drug take back day on Saturday April 28<sup>th</sup> from 9AM-11AM. Councilperson Luongo suggested that we do the same thing here to accommodate those people who can't get to Town Hall during business hours. Residents can bring in their medications when the Town Hall is open for Board Meetings. Supervisor Oliverio said we could even do that on a Saturday. Councilman Luongo said we could do it on the same day the County is doing it. Supervisor Oliverio said the box here does fill up quickly. The Sheriff that emptied it suggested we may need a second box. Tony Arrien will advertise this on the scroll and it will be announced at the next meeting.

Ms. Reilly asked Supervisor Oliverio what occurred at his meeting with NYSE&G. Supervisor Oliverio said NYSE&G realized they messed up during the nor'easter. They did not bring down the help they needed from Canada in time - they should have been here the day before not the day after. They have also changed their distribution pattern. Each town will now contact the County with what their needs are, and the County will relay that to NYSE&G so people can go to the areas they are needed. They are also making technological improvements with lighter and smaller transformers which should also help. They are going to a phase 3 pole which is bigger in diameter than the current ones. In addition, they are grouping small areas together in groups of 500 families - so if one area goes out not everyone goes out. They are also requesting from the State of New York an increase to the cutting circumference to 20 feet; rather than the 5-6 feet around the pole they are now allowed to cut. Councilman Mackay also mentioned that the Town Board has not finished revising the Tree Law.

Councilperson Annabi reminded everyone that Town Day is being held on September 15<sup>th</sup>. The "Rat Pack" has been secured as part of the entertainment for that day as is the Zeppole Truck. Ms. Reilly added that there will be a voter registration day at the Putnam Valley Library on May 5<sup>th</sup>.

Supervisor Oliverio moved to close the meeting at 8:12 PM.

Seconded by Councilman Mackay, unanimously carried.

Respectfully submitted,

Sherry Howard  
Town Clerk  
3/18/2018