

**PUTNAM VALLEY TOWN BOARD**  
**PUBLIC HEARING**  
**6:00 P.M.**  
**WEDNESDAY, OCTOBER 10, 2018**  
**ACQUISITION OF THE SUMMER CAMP**

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 ON THE ACQUISITION OF THE CYO SUMMER CAMP**

Presented by Supervisor Oliverio

Supervisor Oliverio moved to open the Public Hearing at 6:00 PM. It was seconded by Councilperson Luongo; and unanimously carried.

Supervisor Oliverio said that this is an informational Public Hearing about the proposed purchase of the CYO summer camp. He introduced Parks and Recreation Commission Chairperson Phil Keating and Parks and Recreation Director Frank DiMarco to give an overview and to answer any questions.

Commissioner Keating explained that what they would like to do is purchase the CYO property located across the street from the High School on Peekskill Hollow Road so the Town can continue to run a summer camp. That camp has been in existence for about 75 years. The Town itself has been running our day camp there for about 14 years. We had approached the Archdiocese a number of times in the past about purchasing it, and they finally agreed and asked for \$1,900,000.00. We would like to purchase this property which has 161 acres for our summer camp, and eventually in the future, there may be access to the community. As far as the road goes we plan on using the access road that is already there - as it is. There is no plan to use Marsh Hill Road or anywhere else. As far as running a day care business – that is not what we are doing. We are running a camp and the campers pay for that camp. That money goes to taking care of the counselors and the maintenance.

Your taxes will not go up or down if we purchase the camp because the bond that was taken out for the park is completed - and we will just roll the money over. There is also the amount we pay for the rent right now - which we will no longer have to pay. As far as the maintenance goes – we maintain that property right now. If we own it we may have to hire one part time person in the spring to help maintain it. They are selling it to us because they would like to see it remain as a camp. In addition, if we don't buy it there is no guarantee that a developer won't buy it and put houses up there. We don't know how many houses can be built up there. This is a plan for the future. We may have to put a ball field up there in the future but for now its sole purpose is to keep our day camp there. There are hiking trails there now. The pool up there is not a municipal pool, and never will be. At some point maybe the community will be able to use it - but not now. Maybe the pool will be able to be used someday when the camp is not in session. Any time the Parks and Recreation runs a program there is always a user fee. That would be the case with the camp property as well. Those fees are for maintenance and instructors so we do not have to raise the taxes. If we don't purchase this camp the taxpayer will only be saving \$8.00 for every \$100,000.00 of the assessable value of your home.

Parks and Recreation Director Frank DiMarco said we would just like to continue to run and maintain our camp. There comes a time when renting just doesn't make sense anymore. We will continue to have buses run from the school to the camp so the road will not have to change. As far as the pool we may be able to extend access to the community a couple of weeks before camp starts and a couple of weeks after camp ends. People would have to be bused from the school; and this would also not infringe upon traffic. Our camp is a great success and we would like to keep serving the 200 kids that attend every year.

Resident Kenneth Sills asked if the Town does not buy the property do we have a lease that allows us to keep using it as a camp. Frank DiMarco said there is only one (1) more year left on our day camp lease. Mr. Sills said then would we have to look for another facility to run our day camp. Mr. Keating said yes, but there is no place else, so that is very unlikely. Mr. Sills then asked if consideration could be taken to open the pool up on the weekends for residents for a fee. Mr. DiMarco said there would have to be a shuttle and he will think about it; but not right now.

Resident Patty Villanova thanked Supervisor Oliverio, Attorney Florence, Director DiMarco, and Town Clerk Howard for being forthcoming with the information she had requested. Her main concern is taxes. The one positive thing she thought would come from this is that it would keep the property out of the hands of a developer because the cost of services is astronomical. Upon doing some research she is unsure if that would really happen. The Archdiocese are business people and if the property was viable to sell to a real estate developer they would have done it already. Supervisor Oliverio said it was never put on the market because they want to see a camp remain up there.

Now they want to liquidate some of their property in Putnam Valley and we negotiated for a very good price. They gave us a very good price of \$1,900,000.00 and the appraisal we had done came in \$1,985,000.00, so we did make out well. He added that at 161 acres a developer could put 16 “Mc Mansions” up there if they wanted to. It is zoned as a conservation district but that could be changed by the appeal process. Ms. Villanova said the Town has resisted allowing large development in the past. Supervisor Oliverio said this property will go on the market if we do not buy this parcel. Ms. Villanova asked how the Town came up with the price we offered. Supervisor Oliverio said it came from the appraisal. Councilperson Whetsel said the important part of all of this is that we want the property for our community and for our people. We believe the camp is a wonderful asset. Ms. Villanova responded by saying, we as tax payers, have no commercial base - everything comes from the taxpayer. This is \$2 million dollars and we will get to vote on this - but in the future we will not get to vote on the renovations or the maintenance of the property. If something comes up like a field or a gym renovation how much of that gets rolled into the Parks and Rec. budget. Supervisor Oliverio said a major renovation will go to a bond and the people will have the right to vote on that. The buildings right now are good and are viable for a camp. They have been passed by the Board of Health. Councilperson Whetsel said whatever Mr. DiMarco does always pays for itself. He does not burden the community with additional expenses. Ms. Villanova said there are still many open questions. You will probably want to do things with this property once you purchase it that costs money. Councilperson Annabi agreed with Councilperson Whetsel about Mr. DeMarco’s abilities and added that we want to buy this property to support and invest in our Town. We can’t make any plans for a future possible “what if”. She said no big purchases in the Town happen in secret. Mr. Keating said Mr. DiMarco brought the Town Park project in early and under budget. That park is used constantly and the pavilion is rented every weekend. Supervisor Oliverio said if we need any large item that goes over \$150,000.00 we will have to bond it out. Director DiMarco said there are a lot of “what if’s” that come up every day and I have to handle it within my budget. Resident Villanova said that right after this vote, in December, the School District is having us vote on 15 million dollars in renovations that they want to make. We are the same taxpayers that will pay for both projects. The Town Board suggested that she bring that up with the School Board.

Nancy Montgomery said they faced a similar situation in Phillipstown. Many years ago they were scrambling for recreational space for their town residents. Then a piece of property came up which they were able to buy from “Open Space”. The piece of property you want to buy is not on the tax rolls now anyway and I think it is a great thing to have for your Town. It’s a great opportunity, we did it and it has brought our community together. The Comprehensive Plan you adopted calls for it, – this is the roadmap for your community. In the Comprehensive Plan you called for the enhancing of your hiking trails and recreational facilities. Despite the cost it is a win-win situation. We have an awful drug epidemic in our communities and we need more places for kids to have organized activities; it’s good for adults to have places to gather too. In Phillipstown we did a 20 year masterplan project.

Resident Ken Kuritzky mentioned the development potential of this property. He said we have the strongest anti-development zoning - so you would have to have ten (10) acres for each house that is put up there. If you take away the wetland areas, the steep slopes, exposed ledge etc. you would not be able to have 15 houses up there – you may possibly get five (5). I know you got an appraisal but did it have comps? Supervisor Oliverio said it did. Mr. Keating said the comps they used were other camps.

Resident Gordon Murray asked if a facility engineer went up there. What kind of work does it need? Supervisor Oliverio said all of the involved agencies have said it is good as it is to run a summer camp. The buildings are sound and the pool is safe. Mr. Murray asked if the community voted to sell it in the future can we do so once we own it. Supervisor Oliverio said there is no reason why we can't. Mr. Murray said you need to participate in the voting process in order to keep our legislators in or get them out.

Resident Nina Esposito said she has used the camp for her two small children. She is interested in how the camp will be accessed as she lives on Marsh Hill Road. Mr. Keating and Mr. DiMarco assured her that building a road on Marsh Hill to access the camp is out of the question right now. Mr. DiMarco said there are other options available.

Resident Brian Buerkle who lives in Mill Ponds asked about the potential of this property to make money for the Town which would go into the General Fund? He asked if there was a way the camp could take in more than 200 children. He said there is a lot of competition in Putnam Valley as far as Day Camps go and ours had some issues this summer such as the rock wall and zip line not being usable. Director DiMarco said the rock wall and zip line did pass but it was too late to use them. Mr. Keating said there is much potential at the camp to make money. Any facility we have has always been successful.

Resident Darren Rich said we are going to improve this property just like we did the Town Park which is beautiful now. He added that anytime you put money into your budget you have to get it from somewhere. If you need something like a ballfield this will be sometime in the future – we have to get the property first. The original bond we had was to fix up the Town Park. Councilwoman Annabi said this is about planning and Mr. DiMarco and Mr. Keating have always properly planned. Councilman Luongo said everything needs to be kept in prospective. Our Park is beautiful and we are all paying taxes, but this property will add value to our Town.

Resident Kelly Rush-Goldberg said is a little confused about the access road. How are we going to address that road? Mr. DiMarco said we will have to stick with the current busing program. As things progress we may have to find another access.

Resident Ken Sills asked about the lower camp which is part of the larger CYO property. Mr. Keating said the lower camp is about 65 acres but they do not want to sell this parcel. Mr. Sills said that a developer may want it all. Supervisor Oliverio said a lot of the property is flat so he feels that the potential for building houses is larger than Mr. Kuritzky believes. Mr. Sills mentioned that having our children employed in our Town at the Day Camp gives them loyalty and pride; and it also means by paying them our tax dollars remain in Town.

Supervisor Oliverio asked if there were any other comments. Seeing that there were none Supervisor Oliverio moved to close the Public Hearing at 6:55 PM. It was seconded by Councilperson Mackay; and unanimously carried.

**PUTNAM VALLEY TOWN BOARD**

**PUBLIC HEARING**

**6:00 P.M.**

**WEDNESDAY, OCTOBER 10, 2018**

**ACQUISITION OF THE SUMMER CAMP**

**IMMEDIATELY FOLLOWING:**

**PUTNAM VALLEY TOWN BOARD**

**WORK SESSION**

**AGENDA**

**WEDNESDAY, OCTOBER 10, 2018**

1. Pledge of Allegiance
2. Set Public Hearing for 2019 Fire Department budget and Town/Highway/District Budget
3. Continue work on 2019 budget
4. Set October 15<sup>th</sup> as date for lowering of Roaring Brook Lake and Lake Peekskill
5. Audit of monthly bills

**PUTNAM VALLEY TOWN BOARD**  
**WORK SESSION**  
**7:00 PM**  
**WEDNESDAY, OCTOBER 10, 2018**

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

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

**SET PUBLIC HEARING DATE FOR 2019 FIRE DEPARTMENT AND TOWN/HIGHWAY/DISTRICT BUDGETS**

Presented by Councilperson Luongo

**RESOLUTION # R18-284**

**RESOLVED** that the Town Board set a Public Hearing date of November 7, 2018 for the Fire Department’s 2019 budget and the Town/Highway/District budget.

Seconded by Councilperson Annabi, unanimously carried

**AMENDMENTS TO THE AGENDA**

Presented by Supervisor Oliverio

**RESOLUTION # R18-285**

**RESOLVED** that the Town Board authorize the Supervisor to **add** the following resolutions to the agenda:

#5A Set October 15<sup>th</sup>, as the date for lowering Roaring Brook Lake.

#5B Set October 15<sup>th</sup> as the date for lowering Lake Peekskill.

#5C Authorization to hire Carol Sukup as a Town Substitute employee at \$13.00 per hr.

#5D Authorize the hourly salary of \$13.00 for Town Hall Substitute coverage.

Seconded by Councilperson Annabi, unanimously carried.

**RESOLUTION TO ACCEPT THE CONTRACT BETWEEN THE TOWN OF PUTNAM VALLEY AND LOCAL 456, INTERNATIONAL BROTHERHOOD OF TEAMSTERS, EFFECTIVE JANUARY 1, 2019 AND AUTHORIZATION FOR SUPERVISOR TO SIGN THE CONTRACT**

Presented by Councilperson Annabi

**RESOLUTION # R18-286**

**RESOLVED** that the Town Board authorize the Supervisor to accept the contract between the Town of Putnam Valley and Local 456, International Brotherhood of Teamsters effective January 1, 2019, and that the Town Board authorizes the Supervisor to sign the contract.

Supervisor Oliverio seconded the motion for the Resolution.

**Roll Call Vote:**

**Vote cast:**

COUNCILPERSON LUONGO	AYE
COUNCILPERSON MACKAY	AYE
COUNCILPERSON ANNABI	AYE
COUNCILPERSON WHETSEL	AYE
SUPERVISOR OLIVERIO	AYE

By a unanimous vote of 5 to 0 the Resolution is carried.

Supervisor Oliverio, Councilperson Luongo, and Councilperson Mackay commented on how hard the Highway Department members work and how the negotiations for this contract went much more smoothly than at times in the past. These guys did a great job and compromises were made on both sides.

**CONTINUE WORK ON 2019 BUDGET**

Presented by Supervisor Oliverio

Chief Financial Officer Maria Angelico gave the Town Board an update of what changes were made since the last meeting. Ms. Angelico said we started at a 4.5% increase over last year, and below are listed the following changes made last week:

Taking \$2,675.00 (budget line -1650.210) out of the media budget;  
 Taking \$1835.00 (budget line – 1620.200) out of buildings and maintenance for a defibrillator which we are purchasing this year.  
 Taking \$1,500.00 (budget line – 1620.420) out of the phone expense line; and



Taking \$30,000.00 out of the health insurance (budget line 9060.800); and in anticipation of the day camp vote passing, \$80,000.00 is being removed for the leasing of the day camp, (budget line 7022.424). This is a reduction of \$116,010.00; this brings us down to 3.41%. Councilwoman Whetsel would like to see the percentage under 3%. Supervisor Oliverio said if we use \$60,000.00 of our fund balance it would bring us down to 2.84%. Councilperson Annabi asked if Ms. Angelico included the revenue that might be coming in from the mortgage tax from the County. She asked if what is coming in from this tax will be more than the \$60,000.00 that we will be pulling out of the General Fund. Ms. Angelico said yes, we will be getting more from the mortgage tax than we will be putting in. Councilperson Luongo said that that's good – it's a wash. We will take it and then it will be coming back in. Ms. Angelico did point out if we take it out this year we will have to account for it next year. She added that the tax CAP this year is 2%. Councilperson Luongo commented on how the tax CAP is an arbitrary number and how residents are hurt because of the large amount of unfunded mandates. Councilperson Annabi said she agrees but we need to do our best to honor the tax CAP amount for our residents. We need to try to find another \$150,000.00 to get us to the 2%. Supervisor Oliverio said we can always vote to override the tax CAP and we will never be able to find \$150,000.00 more. He added that the nor'easter and tornado we had cost us a lot of money in equipment repair and overtime which made it impossible for the Highway Superintendent to give money back to the General Fund which he usually does. He said he believes our 2.84% increase will be lower than the Consumer Price Index number which comes out tomorrow. Councilperson Annabi thanked Ms. Angelico and the Department Heads for all their hard work. Councilman Luongo added that the Manager's Contract that they passed also helps keep the budget low. Supervisor Oliverio asked the Town Board to keep looking and we will discuss this again at the next meeting. At the 2.84% increase - a house with an assessed value of \$300,000.00 will see a tax increase of \$210.00 per year.

### **SET OCTOBER 15<sup>TH</sup> AS DATE FOR LOWERING ROARING BROOK LAKE**

Presented by Councilperson Whetsel

#### **RESOLUTION # R18-287**

**RESOLVED** that the Town Board authorize the Roaring Brook Lake Dam Custodian to begin lowering the lake by four (4) feet beginning October 15, 2018 as per the recommendation of the RBL Preservation Committee

Seconded by Councilperson Annabi, unanimously carried

**SET OCTOBER 15<sup>TH</sup> AS DATE FOR LOWERING LAKE PEEKSKILL**

Presented by Councilperson Mackay

**RESOLUTION # R18-288**

**RESOLVED** that the Town Board authorize the Lake Peekskill District Employees to commence lowering Lake Peekskill by five (5) feet beginning October 15, 2018

Seconded by Councilperson Annabi, unanimously carried

**HIRE CAROL SUKUP AS A SUBSTITUTE**

Presented by Councilperson Luongo

**RESOLUTION # R18-289**

**RESOLVED** that the Town Board authorize Supervisor to hire Carol Sukup as a substitute employee to cover in the Town Hall Offices. She will be on an as needed basis; and will not receive benefits. Her salary per hour will be \$13.00.

Seconded by Councilperson Mackay, unanimously carried.

**RAISE CURRENT TOWN SUBSTITUTE EMPLOYEE TO \$13.00 PER HOUR.**

Presented by Supervisor Oliverio

**RESOLUTION # R18-290**

**RESOLVED** that the Town Board authorize Supervisor to raise the salary of Michele Stephens, Town Hall Substitute Employee. She is currently hired on an as needed basis; and will not receive benefits. Her salary per hour will be \$13.00.

Seconded by Councilperson Mackay, unanimously carried.

**AUDIT OF MONTHLY BILLS**

Presented by Supervisor Oliverio

**RESOLUTION #R18-291**

**RESOLVED**, that the Town Board approve the following bills, after audit, being paid:

<b><u>VOUCHER NUMBERS</u></b>	<b><u>AMOUNTS</u></b>
24599-24672	20,295.33
24533-24675	21,899.66
24348-24662	60,109.70

Seconded by Councilperson Annabi, unanimously carried.

Councilperson Luongo announced that the Fire Department's Open House will be on Sunday, October 14<sup>th</sup> beginning at noon. There will be lots of demos and food. Please join us. He added that there will be heavy rains tomorrow and the leaves will be slippery. Please be cautious and drive slowly.

Councilperson Annabi announced that the Parks and Recreation Department is holding their Halloween Parade on Saturday October 13<sup>th</sup> at 11:00 AM. There is also the Camp Combe Fall Festival on October 13<sup>th</sup> and 14<sup>th</sup> from 1PM – 5PM with rides, a zip line and hayride. She added that Putnam Valley has an oil co-op for any resident to take advantage of. Please call 845-526-2121 for more information.

Supervisor Oliverio moved to go into an Executive Session at 7:33 PM. No new business will be conducted afterward.

Seconded by Councilperson Annabi, unanimously carried.

Respectfully submitted,

Sherry Howard  
Town Clerk  
10/17/2018