

PUTNAM VALLEY TOWN BOARD
WORK SESSION
WEDNESDAY, APRIL 14, 2021
5:00 PM

WORK SESSION AGENDA

Pledge of Allegiance

Supervisor's Comments

1. Discussion of Building Permit
2. Resignation of Deputy Highway Superintendent
3. Appointment of Deputy Highway Superintendent
4. Appointment of Part time Laborer
5. Appoint of Part time Laborer
6. Purchase of new dump truck
7. Authorization to approve expenses for Town Well Study
8. Acceptance of Property Grass Cutting Bid for the 2021 season
9. Building Daily Fee Report
10. Appoint BAR Member
11. Authorize the Finance Director to go to bid for the cost of the acquisition of machinery and apparatus.
12. Audit of monthly bills

PUTNAM VALLEY TOWN BOARD
WORK SESSION
WEDNESDAY, APRIL 14, 2021
5:00 PM

PRESENT: Supervisor Oliverio
Councilman Luongo
Councilwoman Annabi
Councilwoman Whetsel
Councilman Smith

ALSO PRESENT: Town Clerk Sherry Howard
Town Counsel Robert Lusardi

Pledge of Allegiance and moment of silence for the men and women in our Armed Forces.

DISCUSSION OF BUILDING PERMIT

Presented by Supervisor Oliverio

Supervisor Oliverio said they invited Tom Rikapito and his wife to speak to the Board tonight about the situation with his Building Permit. Mr. Rikapito said the people in the Building Department have been as courteous to him and his wife as they have been to them. This has been an on-going process over the last couple of years as they built their new house with some frustration over lack of communication. Mr. Rikapito said when they got the bill it was a surprise because they hadn't been informed of anything, they still don't know when their Building Permit expires, no one else seems to know either. We also had no idea what anyone's position was until we saw the March 10th Town Board meeting. It seems that you think we are asking for an extension because our house is not done, but that is not true. Mr. Rikapito said yes his Building Permit expired; but with covid everything slowed down. He called the Town Hall and was told no one knows what is going to happen yet with permits etc. but we will work with everybody. Now things start to go back to normal and construction begins again. This is a home we needed to get in because Mrs. Rikapito is a front line nurse and they have been to hell and back this past year. Due to all of the circumstances they had to live in Mr. Rikapito's parent's basement for a while because the house was not ready yet. The family was not thrilled to have them there because of her job and the fear of covid.

Their new house was finished in record speed. The house was move-in ready and was done in November. They started moving furniture in at the beginning of December. Supervisor Oliverio said that you moved in without a Certificate of Occupancy to which Mr. Ricapito acknowledged in the affirmative. Supervisor Oliverio added that he believes the problem is that the house was not fully inspected in order to get a Certificate of Occupancy by both our Department and the County Department of Health. Mr. Ricapito said the County Department of Health came in November and deemed the septic fit. Supervisor Oliverio said then your contention is if the house was done, why did you need a permit renewal? Mr. Ricapito said yes that is it exactly, we just need a final inspection. He added, in essence you are trying to charge us \$3,315.00 for a final inspection, we already paid that fee when we took out the original permit.

Mr. Ricapito recounted that Assessor Luongo told him that as you are already living in the house we are going to assess you for the full taxes, which he felt is fair; but at the same time the Building Department is saying the house is not done and is fining us. That seems to make no sense.

Town Building Department Inspector Richard Quaglietta, who was in attendance, said as far as the Assessor is concerned, even if the house is completely done but not CO'd she can assess the full tax amount. The second thing is that in my records there is no final Foundation Survey from your Engineer, there is no final Survey at all, there is no Septic Verification from your Engineer, there is no Final Site Inspection from your Engineer, there is no final Plumbing and Gas Inspection that Mr. Quaglietta is supposed to do, and there are other reports missing as well. This situation is between you, your contractors and your Engineer. All of this paperwork and all of the inspections were supposed to go to the Building Department and be done before you moved in. You are living in an illegal home because all of the paperwork needs to be signed off on and cannot be closed out.

Mr. Ricapito said to Supervisor Oliverio there is no proof anywhere that we let the ball drop on this. Supervisor Oliverio asked why the Engineer has not submitted in any of the necessary paperwork. He added that ultimately the responsibility falls to the homeowner, and by law if there is a dangerous situation, or something happens, without a CO it comes back to us. Mr. Ricapito replied that we were never informed when our permit expiration date was. We still don't know. Mrs. Ricapito said we did get a letter saying the permit would expire in June. We reached out during the Pandemic and asked what to do and we were told you would work with us. By law if you change an expiration date on a permit you need to tell the homeowner and then issue a new one. We did get a 90 day extension. Inspector Quaglietta said firstly, that is a New York State extension, and on your Permit it says, "this Permit must be displayed at the job site" additionally, on the permit itself it states the date that the permit was issued; and the date of when it expires. He added that the second thing is that they are living in this house without a CO, which is a State Violation.

Mrs. Rikapito said she is a Registered Nurse and last year was crazy with all of her covid patients, and the amount of hours she had to work to save people. She needed a place of her own for herself and her family. Supervisor Oliverio said he understands and thanked her but added that her Engineer should have gotten that paperwork to our Building Department. Supervisor Oliverio said he will give them until May 1st to get the paperwork to Mr. Quaglietta. If it is not in by May 1st you will have to pay the fee to get your CO. You have to take some responsibility here. The State can come and shut your house down. Inspector Quaglietta said he understands, but said they are living in the house illegally and the Town is aware of it. Under the State's rules and regulations this is a Class E misdemeanor to live in a house without a CO. If something happens while they are living in that house, himself and the Town knows about it and are liable. Supervisor Oliverio said that's why he is limiting this to two (2) weeks. Building Inspector Quaglietta said he sent them a letter saying they had to vacate the house because that is what the law requires.

Councilwoman Annabi asked if they paid the \$3,315.00 could they live there. Inspector Quaglietta said no, but it would extend the permit. They need the CO that's the problem. Supervisor Oliverio said there are reports that have to be handed in and they are important, these reports are required by the State of New York. Supervisor Oliverio continued and said to Mr. Rikapito, we will give you two (2) weeks to get those reports into the Building Department or we will close the house down. We feel for your situation but please get those reports in, there will be no more extensions. Mr. Rikapito said he called his insurance company and was told that they are fully covered. Mr. Quaglietta said that is a fabrication because if something happens the first thing they look for is a CO. Councilwoman Annabi said you should get that in writing from your insurance company.

Building Inspector Quaglietta said he cannot inspect the house until he has all the reports from the Engineer etc. He will give the Rikapito's a list of all the reports that are needed. Councilman Luongo asked if the Town Board has the power to grant this extension knowing what they know. Town Attorney Lusardi said there is a fee schedule, the fees are set by the Board, they are uniform, and it is not appropriate to waive a fee for one person and not for another.

Supervisor Oliverio said we need to vote on this as a Board.

Inspector Quaglietta said he could have issued a temporary CO on this house if he had all the Health Department paperwork and all everything from the Contractor and the Engineer.

RESOLUTION #R21-77

RESOLVED, that the Town Board of the Town of Putnam Valley does hereby grant an additional two (2) week Building Permit extension to the Rikapito Family to get their needed paperwork into the Building Department. The extension is good until Friday, April 30, 2021.

Seconded by Councilwoman Annabi who voted aye, Councilwoman Whetsel voted aye, Councilman Smith voted aye, Supervisor Oliverio voted aye. Councilman Luongo voted nay. By a vote of 4 ayes and 1 nay the Resolution is carried.

Councilman Luongo said you can't do for one (1) and not for others. He feels for the fact that she is a front line worker but if we do this we will be doing nothing but fees and deadlines. Supervisor Oliverio understands but sees it as just giving a few extra weeks of extension. Councilwoman Annabi feels that with covid 2020 we have to give a little more leeway to people. She added that the Building Department gave an additional three months which is great but we have to be more lenient. Supervisor Oliverio said the fee will not be waived if everything is not handed in by April 30th.

RESIGNATION OF HIGHWAY SUPERINTENDENT

Presented by Councilman Luongo

RESOLUTION #R21-78

RESOLVED, that the Town Board of the Town of Putnam Valley does hereby accept the resignation of Joseph Hertelendy as Deputy Highway Superintendent effective April 14, 2021, for personal reasons

Seconded by Supervisor Oliverio for discussion.

The Town Board accepts this resignation with deep regret. They are very sorry to see him leave. Supervisor Oliverio said he has been with the Highway Department for 37 years of constantly giving of himself. The Highway Department is the most physical work of any of our Departments.

The five (5) Town Board Members all voted aye with regret, so the Resolution is carried.

APPOINT DEPUTY HIGHWAY SUPERINTENDENT

Presented by Councilwoman Annabi

RESOLUTION #R21-79

RESOLVED, that the Town Board authorize the Supervisor appoint Erik Mignano as Deputy Highway Superintendent effective April 15, 2021 at the contractual rate.

Seconded by Councilman Smith, unanimously carried.

APPOINTMENT OF PART TIME LABORER

Presented by Councilwoman Whetsel

RESOLUTION #R21-80

RESOLVED, that the Town Board authorize the Supervisor to hire Jake Jemty of 27 Tyron Circle, Cortlandt Manor, NY as a part-time laborer on an as needed basis at \$14.00 per hour with no benefits effective today, April 14, 2021.

Seconded by Councilman Smith, unanimously carried.

PURCHASE OF NEW DUMP TRUCK

Presented by Councilman Smith

RESOLUTION #R21-81

RESOLVED, that the Town Board of the Town of Putnam Valley does hereby authorize the Highway Department to purchase a new dump truck from ARKEL MOTORS on Onondaga Contract #8996 for the price of \$197,112.57. The truck will be paid from my 2021 budget, and new BAN at the end of the month.

Seconded by Councilwoman Annabi, unanimously carried.

Councilman Smith asked if we ever looked into replacing our old vehicles when they are finished with new electric vehicles. Supervisor Oliverio said not the trucks because they are still working on that, but yes we have looked at the cars. The only problem with that is we have no charging stations. Councilman Luongo said another problem is that the car manufacturers never got together and each manufacturer has their own plug/outlet design for the chargers.

APPOINTMENT OF PART TIME LABORER

Presented by Councilman Luongo

RESOLUTION #R21-82

RESOLVED, that the Town Board authorize the Supervisor to hire William Kroboth of 15 Briar Ridge Lane, Putnam Valley, NY as a part-time laborer on an as needed basis at \$14.00 per hour with no benefits effective today, April 14, 2021.

Seconded by Councilwoman Whetsel, unanimously carried.

AUTHORIZATION TO APPROVE EXPENSES FOR TOWN WELL STUDY

Presented by Councilwoman Annabi

RESOLUTION #R21-83

RESOLVED, that the Town Board authorize the expenses to test the integrity of the well casing of the Town well located at the Town Hall Campus. The well has consistently tested for bacteria and the Putnam County Department of Health need to town to explore options for remediation. A study of the well casing will be done by Hager-Richter, Geophysical Engineering firm assisted by HydroEnvironmental Solutions, Town Hydrologist, and P.F. Beal well drilling company. The cost for this study is not to exceed \$10,500.00. This item has not been budgeted for so the funding will need to be provided by the General Fund.

Hager-Richter - \$4,450.00

HydroEnvironmental Solutions, Inc. - \$2,500.00 - \$3,500.00 (higher price if additional hours are needed)

P.F. Beal & Sons - \$1,500.00 - \$1,900.00 (If additional hour required)

Seconded by Councilman Smith, unanimously carried.

ACCEPTANCE OF PROPERTY GRASS CUTTING BID FOR THE 2021 SEASON

Presented by Councilwoman Whetsel

RESOLUTION #R21-84

RESOLVED, that the Town Board accept the lowest bid for District Property Grass Cutting for the 2021 season, received from Landwork Contractors, Inc. 57 Route 6, Suite 208, Baldwin Place, NY 10505. This was the only bid received.

The total lump sum bid is \$8,395.00 for the season.

Seconded by Councilman Smith, unanimously carried.

BUILDING DEPARTMENT REPORT- MARCH 2021

Presented by Councilman Smith

RESOLUTION #R21-85

RESOLVED, that the Town Board accept the Building Department daily fee report and summary for the month of March 2021, for filing with the Town Clerk.

4/5/2021

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TOWN OF PUTNAM VALLEY
OFFICE OF BUILDING & ZONING
265 Oscawana Lake Road
Daily Fee Report - Summary

From: 3/1/2021 To: 3/31/2021

Fee Type	Count	Amount
ADDITION/ALTERATION	8	\$8,197.00
CW	1	\$75.00
DECK	2	\$891.00
DEM/R	1	\$100.00
ELECTRI APP/NY ELEC	4	\$120.00
ELECTRIC APP/SWIS	18	\$480.00
FENCE/WALL	1	\$75.00
GAS/PROPANE	11	\$850.00
GENERATOR PERMIT	8	\$600.00
HVAC	9	\$825.00
MG	5	\$375.00
MI	2	\$75.00
OIL TANK	2	\$200.00
PELLET STOVE	1	\$75.00
PERM	12	\$1,211.00
PERNC	2	\$16,451.00
PL	8	\$1,005.00
RE	6	\$627.00
REINSPECTION FEE	1	\$75.00
RU	2	\$250.00
SEARC	23	\$3,300.00
SI	1	\$200.00
TREE	1	\$75.00
WELL	1	\$75.00
WETADM	1	\$60.00
WETL	1	\$100.00
WOOD STOVE PERMIT	1	\$75.00
WT/S	7	\$720.00
Total Fees Collected:	138	\$36,852.00
Cash	5	\$520.00
Check	132	\$36,212.00
Money Order	1	\$120.00

Seconded by Councilman Luongo, unanimously carried.

APPOINT BAR MEMBER

Presented by Councilman Luongo

RESOLUTION #R21-86

RESOLVED, that the Town Board authorize the Supervisor to appoint Brian W. Buerkle to the Board of Assessment Review. His term runs from now until September 30, 2022.

Seconded by Councilman Smith, unanimously carried

AUTHORIZE THE FINANCE DIRECTOR TO GO TO BID FOR THE COST OF THE ACQUISITION OF MACHINERY AND APPARATUS

Presented by Councilwoman Annabi

RESOLUTION #R21-87

RESOLVED, that the Town Board authorize the issuance of a Bond Anticipation Note (Renewal) in the amount of \$300,000.00. This BAN renewal is for the Highway Department, and will be combined with the BAN issuance of \$725,000.00 for the purchase of the Lake Oscawana Harvester and additional Highway vehicles. The issuer and interest are yet to be determined.

Seconded by Councilman Smith, unanimously carried

Supervisor Oliverio said we are combining the existing BAN to be able to get the money upfront. When the money comes in it will be put in separate accounts. We are doing this to get a better rate as well.

BUDGET TRANSFERS AND AMENDMENTS

Presented by Councilwoman Whetsel

RESOLUTION #R21-88

RESOLVED, that the Town Board approve the following budget transfers and amendments:

Seconded by Councilwoman Annabi, unanimously passed.

Councilwoman Annabi announced this message from Dr. Sandra Intrieri, Principal of the Putnam Valley, High School as follows: Our 12th grade students are partnering with the Putnam County Department of Health to facilitate the vaccination process for seniors 65 and older in Putnam County. As you may be aware, the sign-up process for vaccinations is challenging, especially for those who may not be adept at technology. Therefore, our students would like to help any senior citizen in Putnam County who still needs to get vaccinated. Please help us identify senior citizens who need this help! You can call her at 845-526-PVHS; or email her at sintrieri@pvcsd.org.

Councilwoman Annabi said last week they did a street clean-up along Kramers Pond Road. She thanked Highway Superintendent Larry Cobb for picking up all of the trash bags. The next place they will be is on Church Road so please watch out for them.

In collaboration with Putnam Prevention Council there will be a drug take back day on April 24th from 9:30 – 11:30 AM at Town Hall. The Town Hall does have a drop box for old medication/prescriptions that can be accessed Monday thru Friday from 8:00 AM to 4:00 PM.

Councilwoman Annabi said the overpass may be closed in a few weeks. We will announce that through the Putnam Valley Alerts. Please sign up for the Alerts.

Councilwoman Annabi said that she had previously announced that the overpass needs to be named. After speaking to many community members, two (2) names kept coming up. They are highly respected long time community members who have served our Country and our Town. The first name is Joe Marro who passed away in 2012; he served in the U.S. Navy, coached in our schools, and was on the Town Board from 1983-1991. He volunteered at the library and was on the School Board as well. The next name is Jim Gordon who passed away in 2003 was a well-known sportscaster. He was also our County Legislator from 1980 – 1996. He was on the Zoning Board, the Library Board and the Fire Department. Councilwoman Annabi would like to nominate these two (2) men to name the bridge after and would like to send a letter of support as such. Supervisor Oliverio said we need input from the community, but has no problem with those two (2) names. Councilman Luongo said they both were all about the Town.

Councilman Smith said he had a conversation with Ed McCarthy about the Firehouse and he asked him to pass on some information. It is an exciting time for the Firehouse because the new Firehouse is moving along. There is a 30 year bond that has been gotten. They sent out their RFP's and got eight (8) bids back. They are hoping to break ground by May or June. Once they break ground they are looking at a 16 to 18 month time frame on the actual building.

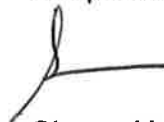
Councilman Smith said if anyone in the community has a food insecurity issue there is a Putnam Valley Community Food Pantry. It operates out of the Grace Methodist Church, all you have to do is come to the High School at 9:00 AM on a Saturday and the people there will help you proceed to the Church.

Supervisor Oliverio said when he ran six (6) years ago and one (1) of the issues he thought was most important was getting a new Firehouse. That current Firehouse is well-passed its prime and this is a great thing. He added that anytime you do a major improvement project in a Town it enhances the value of your homes and it enhances the value of the community. This is why we did the Town Park and bought the Town Camp. The Health and Wellness Center at the High School is also amazing. All of these things make our Town livable. Town Council Luongo said originally we were just going to just put on an addition to the current Firehouse; but due to some the circumstances that occurred and the needs of the Firehouse and its members this is what we ended up with and we are all the better for it.

Supervisor Oliverio moved to close the meeting at 5:44 PM.

Seconded by Councilwoman Annabi unanimously carried.

Respectfully Submitted



Sherry Howard
Town Clerk
04-20-2021