



TOWN OF PUTNAM VALLEY

Town Board Meeting

June 22nd, 2022

Town Hall

6 PM

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### AGENDA

#### Meeting called to Order

#### Pledge of Allegiance

1. Departmental Reports
2. Supervisor's Comments
3. Legislative Reports
4. Approval of Minutes
5. Honor Charles J. Kuchera, Retiree - Highway Department
6. Vote on Homeland Towers/Porters Road Project
7. Vote on ABACA Code Changes
8. Parks & Recreation:
  - a. Approve Additions to Personnel
  - b. Approve Refunds
  - c. Approve Putnam Valley Day Camp Staff 2022
9. Approve Mileage Reimbursement Rate Increase
10. Districts: Approve LOMAC Appointment
11. Public Comment
12. Audit of Monthly Bills
13. Budget Transfers and Amendments

#### Adjournment

Next Town Board Meeting: Work Session, Wednesday July 13<sup>th</sup>, 2022, 5 PM

June 17, 2022

To: Town Board

From: Sherry Howard

Subject: Approval of minutes

I respectfully request the Putnam Valley Town Board authorize the Supervisor to accept the Town Board meeting minutes from May 18, and June 8, 2022

Thank-you,

Sherry Howard

Town Clerk



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**RESOLUTION 6:22 # \_\_\_ OF 2022**

WHEREAS, Homeland Towers, LLC (“Applicant”) is proposing to construct a personal wireless service facility consisting of a 150’ monopole designed to accommodate up to four (4) carriers and to construct associated equipment to be located within a proposed 3,450 square foot fenced compound area; and

WHEREAS, the subject property consist of 11.46 +/- acres and is locate on 30 Porters Road and within the Town’s R-3 (low density residence) zoning district; and

WHEREAS, pursuant to §165-61(H)(4) of the Putnam Valley Town Code, the Applicant is required to obtain concept approval of its Special Use Permit(s) from the Town Board before it can proceed to the detailed site plan review before the Planning Board.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Putnam Valley does hereby grant concept approval of Applicant’s Special Use Permit(s); and

BE IT FURTHER RESOLVED, that Applicant is permitted to proceed to the detailed site plan review before the Planning Board.

Dated: \_\_\_\_\_

Moved: \_\_\_\_\_

Secoded: \_\_\_\_\_

Motion passes/ fails: Ayes \_\_\_\_\_ Nays \_\_\_\_\_

|                |                       | AYE   | NAY   | ABSTAIN |
|----------------|-----------------------|-------|-------|---------|
| PRESENT/ABSENT | Councilman Luongo     | _____ | _____ | _____   |
| PRESENT/ABSENT | Councilman Smith      | _____ | _____ | _____   |
| PRESENT/ABSENT | Councilwoman Tompkins | _____ | _____ | _____   |
| PRESENT/ABSENT | Councilman Russo      | _____ | _____ | _____   |
| PRESENT/ABSENT | Supervisor Annabi     | _____ | _____ | _____   |

**RESOLUTION 3: \_\_ - # \_\_\_\_ OF 2022**

BE IT ENACTED, that the Town Board of the Town of Putnam Valley does hereby adopt by local law Town Code Article VI entitled “Advisory Board on Architecture and Community Appearance” (ABACA), attached hereto as Exhibit A, which will replace the Town’s existing “ABACA” policy; and

BE IT FURTHER ENACTED, that the Town Board does hereby waive a verbatim reading of Exhibit A and does direct that said local law shall be spread across the record as if it, in fact, had been read verbatim; and

BE IT FURTHER ENACTED, that a public hearing in relation to said local law was held on April 20, 2022 at 6:00 pm at the Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York; and

BE IT FURTHER ENACTED, that notice of said public hearing was given pursuant to the terms and provisions of the Municipal Home Rule Law of the State of New York; and

BE IT FURTHER ENACTED, that this action to amend the Town Code is a Type II Action under the New York State Environmental Quality Review Act (SEQRA), and, as such, no further environmental review is required; and

BE IT FURTHER ENACTED, that the proposed local law was duly referred to the Putnam County Department of Planning, Development and Public Transportation, and no response was received; and

BE IT FURTHER ENACTED, that said local law has been on the desks of the members of the Town Board of the Town of Putnam Valley for at least seven (7) days, exclusive of Sunday;

BE IT FURTHER ENACTED, that said local law, if adopted, shall take immediate effect upon filing with the Secretary of State.

Dated: \_\_\_\_\_

Moved: \_\_\_\_\_

Seconded: \_\_\_\_\_

Motion passes/fails: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_

Article VI: Advisory Board on Architecture and Community Appearance

(Adopted 6-5-2002 by L.L. No. 4-2002]

§ 8-37

Legislative intent.

§ 8-38

Board established; membership; officers; terms of office.

§ 8-39

Meetings; procedures.

§ 8-40

Matters to be referred.

§ 8-41

Criteria to be used.

§ 8-42

Severability.

§ 8-37

Legislative intent.

The Putnam Valley Town Board hereby finds that inappropriateness or poor quality of design in the exterior appearance of buildings or land developments adversely affects the desirability of the immediate area and neighboring areas and by so doing impairs the benefits of occupancy of existing property in such areas, impairs the stability and value of both improved and unimproved real property in such areas, retards the most appropriate development of such areas, produces degeneration of property in such areas with attendant deterioration of conditions affecting the health, safety, morals and general welfare of the inhabitants thereof, and creates an improper relationship between the taxable value of real property in such areas and the cost of municipal services provided therefor. It is the purpose of this article to prevent these and other harmful effects of such exterior appearance of buildings and land developments and thus to promote and protect the health, safety, morals and general welfare of the community. It is also a purpose of this article to control the recent trend of tearing down existing houses and replacing them with larger houses or building large additions to existing houses, which threatens the appearance and impact upon the health, safety, welfare and quality of life in Putnam Valley.

§ 8-38

Board established; membership; officers; terms of office.

There is hereby created an Advisory Board on Architecture and Community Appearance (ABACA), which shall consist of five members who shall serve without compensation. All members of the Board shall be

residents of the Town and shall be specially qualified by reason of training or experience in architecture, land development, city planning, real estate, landscape architecture or other relevant business or profession, or by reason of civic interest and sound judgment, to judge the effects of a proposed building or land development upon the desirability, property values and development of surrounding areas, and at least one member of the Board shall be a registered architect in the State of New York. The members of the ABACA shall be appointed by the Town Board. The Chairman shall be designated by the Town Board annually and shall serve at the pleasure of the Town Board. The Secretary of the ABACA shall be designated by the members of the Board annually. The term of office of each member shall be three years, except that the initial appointments of one member shall be for one year, of two members for two years and of two members for three years. The Town Board shall have the power to remove any member for cause. Vacancies shall be filled by the Town Board for the unexpired term of any member whose place becomes vacant.

#### § 8-39

##### A: Meetings; Referrals.

All requests for advisory input from the Town Board, Planning Board, Zoning Board of Appeals and the Building Inspector ("referring agents") shall be conveyed by a formal referral form. The referral form shall contain the following information:

The referring approval authority and date of referral

Name ,Address and Brief Description of the proposed project

Request for specific advisory input as per Section 8-41 (A) and B1-5.

##### B: Meetings; procedures.

Regularly scheduled meetings of the Advisory Board on Architecture and Community Appearance shall be held monthly or at such other times as the Chairman shall designate. A majority of said Board shall constitute a quorum for the transaction of business. The ABACA shall keep minutes of its proceedings. Any report or recommendation made by the ABACA must have the approval of the majority of the Board present and shall be officially filed with the referring board or department (hereinafter cited as the "referring agent") within 30 days as of the date of the referral letter described in Section 8-39A of referral, except that failure to report within 30 days shall be deemed to be approval thereof. Where changes or modifications on any submission are recommended, there shall be set forth the specific changes and the reason(s) for same. ~~After having referred an application for building or land development permit to the ABACA, the referring agent shall not take final action prior to receiving and considering the recommendations of this Board. The referring agent shall provide a full set of plans and accompanying data to the ABACA for its use and permanent file. The applicant may be requested to appear to review with the ABACA any submission to it.~~

#### § 8-40

Matters to be referred.

A.

The following matters may shall be referred to the ABACA:

(1)

~~Every~~ Application for the site development or subdivision of land into five or more lots.

(2)

~~Every~~ Application for the development or subdivision of land located within the Hillside Management Overlay District.

~~(3)~~

~~Every application for a building permit for the construction of any structure in excess of 1,200 cubic feet of cubical contents.~~

~~(4)~~

~~Every application for a building permit for the reconstruction or alteration of any structure in excess of 1,200 cubic feet of cubical contents.~~

(5)

~~Every~~ Application for a variance under § 165-44A(2) of the Code of the Town of Putnam Valley.

(6)

~~Every~~ Application for a variance under Chapter 165 Article VII, Accessory Structures and Uses, of the Code of the Town of Putnam Valley.

B.

Referrals.

(1)

Any such application for a building permit filed with the Code Enforcement Officer ~~shall~~ may be referred to the ABACA within seven days after the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances.

(2)

Any such application for a variance filed with the Zoning Board of Appeals ~~shall~~ may be referred to the ABACA within seven days after the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances.

(3)

Any such application for site plan approval filed with the Planning Board ~~shall~~ may be referred to the ABACA within seven days after ~~sketch concept~~ approval has been granted.

(4)

Any such application for subdivision filed with the Planning Board ~~shall~~ may be referred to the ABACA within seven days after the ~~sketch preliminary~~ approval has been granted.



§ 8-41

Criteria to be used.

The ABACA shall base its recommendations on the following criteria: No building or structure or land development shall be so detrimental to the desirability, property values or development of the surrounding area as to provoke one or more of the harmful effects set forth in § 8-37 by reason of:

A.

The repeated and adjacent use of identical or near identical facades or structures arranged without respect to natural features of terrain or other existing structures.

B.

Inappropriateness of a structure or land development in relation to any other structure or land development existing within 500 feet of the proposed structure or land development, or for which a permit has been issued and to be located within such five-hundred-foot distance, or to any other structure or land development included in the same application with respect to one or more of the following features:

(1)

~~Cubical contents.~~

(2)

Gross floor area.

(3)

Height of building or height of roof.

(4)

Scale. Out-of-scale:

(a)

With regard to a building or any part thereof, the condition of being or appearing to be disproportionately large, bulky, or massive relative to the other buildings in the surrounding neighborhood and/or relative to the size of the lot upon which the building is situated.

(b)

With regard to any part of a building, the condition of appearing to be disproportionately large, bulky, or massive relative to any other part of the same building.

(c)

With regard to an addition to a preexisting building, the condition of appearing to be disproportionately large, bulky, or massive relative to the preexisting building.

(d)

With regard to an accessory structure, the condition of being disproportionately large, bulky, or massive relative to the principal structures, the other buildings in the surrounding neighborhood, and/or the size of the lot upon which the accessory structure is situated.

(5)

Other significant design features, such as material quality of architectural design, roof structures, chimneys, exposed mechanical equipment and service and storage enclosures, signs, landscaping retaining walls, parking areas, service and load docks, dividing walls, fences, lighting posts and standards, provided that a finding of inappropriateness shall state not only that such inappropriateness exists but, further, that it is of such a nature that by a fair preponderance of the credible evidence it has been proven that its allowance results in one or more of the harmful effects set forth in § 8-37.

§ 8-42

Severability.

If any section, paragraph, subdivision, clause or provision of these rules, regulations and ordinances shall be adjudged invalid, such judgment shall apply only to such section, paragraph, subdivision, clause or provision so adjudged and shall not affect, impair or invalidate any other part or portion of these rules, regulations and ordinances.

## REFERRAL REQUEST TO ABACA

**REFERRAL DATE:**

**REFERRAL AGENT:**

**BRIEF DESCRIPTION OF PROJECT:**

**REVIEW AND ADVISORY COMMENTS:**

Please review and comment on the following items by a written report to the referral agent within 30 days of the above referral date:

The repeated and adjacent use of identical or near identical facades or structures arranged without respect to natural features of terrain or other existing structures.

Inappropriateness of a structure or land development in relation to any other structure or land development existing within 500 feet of the proposed structure or land development, or for which a permit has been issued and to be located within such five-hundred-foot distance, or to any other structure or land development included in the same application with respect to one or more of the following features:

Gross floor area.

Height of building or height of roof.

Scale. Out-of-scale:

With regard to a building or any part thereof, the condition of being or appearing to be disproportionately large, bulky, or massive relative to the other buildings in the surrounding neighborhood and/or relative to the size of the lot upon which the building is situated.

With regard to any part of a building, the condition of appearing to be disproportionately large, bulky, or massive relative to any other part of the same building.

With regard to an addition to a preexisting building, the condition of appearing to be disproportionately large, bulky, or massive relative to the preexisting building.

With regard to an accessory structure, the condition of being disproportionately large, bulky, or massive relative to the principal structures, the other buildings in the surrounding neighborhood, and/or the size of the lot upon which the accessory structure is situated.

Other circled significant design features, such as material quality of architectural design, roof structures, chimneys, exposed mechanical equipment and service and storage enclosures, signs, landscaping retaining walls, parking areas, service and load docks, dividing walls, fences, lighting posts and standards, provided that a finding of inappropriateness shall state not only that such inappropriateness exists but, further, that it is of such a nature that by a fair preponderance of the credible evidence it has been proven that its allowance results in one or more of the harmful effects set forth in § 8-37.

8a

To: Town Board  
From: Frank DiMarco, Parks and Recreation  
Subject: Personnel  
Date: June 2022

Please approve the following additions/changes to personnel.

1. Christian Garcia, Seasonal summer lifeguard @ \$14.00 hr.
2. Julian Garcia, Seasonal summer lifeguard @ \$14.00 hr.
3. Victoria Deluca, Seasonal summer day camp pool lifeguard @ \$16.00 hr. (Water Safety Instructor)
4. Katherine Clarke, Seasonal summer day camp pool lifeguard @ \$14.00 hr.
5. Jake Florkowski, Seasonal summer lifeguard @ \$14.00 hr.
6. Lindsey Cohen, Seasonal summer lifeguard @ \$14.00 hr.
7. Brian Fitzmaurice, PV Children's Center @ \$15.00 hr.
8. Ariana Rodriguez, Seasonal summer lifeguard @ \$14.00 hr.

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To: Town Board  
From: Frank DiMarco, Parks and Recreation Director  
Subject: Parks and Recreation Refunds  
Date: June refunds 2022

|                                                                   |                                                                                       |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Melissa McCarthy<br>53 Argyle Street<br>Lake Peekskill, NY 10537  | \$500.00<br>LPCC<br>Deposit refund                                                    |
| Deborah Motinho<br>100 Lake Drive<br>Lake Peekskill, NY 10537     | \$150.00<br>LPCC<br>Partial deposit refund (writing on walls)                         |
| Vincent Kinane<br>18 Cedar Ledges<br>Putnam Valley, NY 10579      | \$100.00<br>Pavilion park usage<br>Debris and water from storm, had to clean up water |
| Danielle Rodriguez<br>18 Fordal Place<br>Lake Peekskill, NY 10537 | \$87.50<br>Day Camp<br>Over payment for camp                                          |
| Kelly Riley<br>49 Johnson Street<br>Lake Peekskill, NY 10537      | \$46.00<br>PVCC<br>No June childcare                                                  |
| David Cartenuto<br>130 Union Avenue<br>Montgomery, NY 12549       | \$270.00<br>PVCC<br>No June childcare                                                 |
| Debra Peterson<br>14 Briar Court<br>Putnam Valley, NY 10579       | \$360.00<br>Intramural Camp- Programs<br>Cannot attend has fractured finger           |

8c



# PUTNAM VALLEY PARKS & RECREATION



## Putnam Valley Day Camp Staff 2022

| <u>Name</u>          | <u>Role</u>            | <u>Hourly Wage</u> | <u>Salary</u> |
|----------------------|------------------------|--------------------|---------------|
| Grace Ganoud         | Create Specialist      | \$11.21            | \$3,138.80    |
| Olivia Astrologo     | Art Specialist         | \$11.21            | \$3,138.80    |
| Grace Moretti        | Gym Specialist         | \$11.21            | \$3,138.80    |
| Sydney Goldberg      | Nature Specialist      | \$11.21            | \$3,138.80    |
| Sal Nastri           | Ropes Specialist       | \$11.21            | \$3,138.80    |
| Michael Holowiak     | Ropes Specialist       | \$11.21            | \$3,138.80    |
| Samantha Vulcano     | Game Room Specialist   | \$11.21            | \$3,138.80    |
| Nick Moeller         | Specialist             | \$11.21            | \$3,138.80    |
| Michael Roman        | Specialist Coordinator | \$12.75            | \$3,570.00    |
| Michael Rufo         | Maintenance            | \$17.85            | \$4,970.00    |
| James DeRonda        | CIT Coordinator        | \$12.50            | \$3,500.00    |
| Kristine Cabreja     | Senior Counselor       | \$10.70            | \$2,996.00    |
| Katie Lafuente       | Senior Counselor       | \$10.70            | \$2,996.00    |
| Julianna Russo       | Senior Counselor       | \$10.70            | \$2,996.00    |
| Francisco Nogueira   | Senior Counselor       | \$10.70            | \$2,996.00    |
| Dannia Jadan         | Senior Counselor       | \$10.70            | \$2,996.00    |
| Quinn Strang         | Senior Counselor       | \$10.70            | \$2,996.00    |
| Luke Marinelli       | Senior Counselor       | \$10.70            | \$2,996.00    |
| Devin Rooney         | Senior Counselor       | \$10.70            | \$2,996.00    |
| Kim Braun            | Junior Counselor       | \$9.50             | \$2,660.00    |
| Arianna Tenesaca     | Junior Counselor       | \$9.50             | \$2,660.00    |
| Kanyon Lewis         | Junior Counselor       | \$9.50             | \$2,660.00    |
| Arianna Carey        | Junior Counselor       | \$9.50             | \$2,660.00    |
| Daniel DeChristopher | Junior Counselor       | \$9.50             | \$2,660.00    |
| Margaret Sampson     | Junior Counselor       | \$9.50             | \$2,660.00    |
| Sophia Stella        | Junior Counselor       | \$9.50             | \$2,660.00    |
| Ava McGinty          | Junior Counselor       | \$9.50             | \$2,660.00    |
| Rory McGinty         | Junior Counselor       | \$9.50             | \$2,660.00    |
| Noah Angelico        | Junior Counselor       | \$9.50             | \$2,660.00    |
| Kaylee Mellars       | Junior Counselor       | \$9.50             | \$2,660.00    |
| Anthony Caterino     | Junior Counselor       | \$9.50             | \$2,660.00    |

8c



# PUTNAM VALLEY PARKS & RECREATION



| <u>Name</u>        | <u>Role</u>           | <u>Hourly Wage</u> | <u>Salary</u> |
|--------------------|-----------------------|--------------------|---------------|
| Samantha Wilders   | Junior Counselor      | \$9.50             | \$2,660.00    |
| Ava Broccolo       | Junior Counselor      | \$9.50             | \$2,660.00    |
| Victoria Spitzer   | Junior Counselor      | \$9.50             | \$2,660.00    |
| Kristine Grimes    | Junior Counselor      | \$9.50             | \$2,660.00    |
| Victoria Krause    | Junior Counselor      | \$9.50             | \$2,660.00    |
| Mina Francis       | Substitute            | \$9.50             |               |
| Daniel Rodriguez   | Substitute            | \$9.50             |               |
| Jordan Tucker      | Substitute            | \$10.70            |               |
| Jackson Carra      | Substitute            | \$9.50             |               |
| Justin Rivas       | Substitute Specialist | \$11.21            |               |
|                    |                       |                    |               |
|                    |                       |                    |               |
| <b>BUS DRIVERS</b> | ---                   | -----              | -----         |
| Lori Carra         | Bus Driver            | \$25.00            |               |
| Winston Cambell    | Bus Driver            | \$25.00            |               |
| Frank Sanchez      | Bus Driver            | \$25.00            |               |
|                    |                       |                    |               |
| <b>Directors</b>   | ---                   | ---                | ---           |
| Pattie Singer      | Nurse/Director        | \$33.82            | \$9,469.60    |
| Andrew Salustri    | Director              | \$21.00            | \$5,880.00    |
|                    |                       |                    |               |
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|                    |                       |                    |               |

June 17, 2022

To: Town Board

From: Sherry Howard

Subject: Mileage reimbursement rate increase

I respectfully request the Putnam Valley Town Board authorize the Supervisor to increase the mileage reimbursement rate from the current rate of .58.5 cents per mile to the new rate of .62.5 cents per mile beginning July 1, 2022. This increase is from the IRS. (attachment provided)

Thank-you,

Sherry Howard

Town Clerk

A handwritten signature in black ink, appearing to be 'Sherry Howard', with a long horizontal stroke extending to the right.





# IRS increases mileage rate for remainder of 2022

IR-2022-124, June 9, 2022

WASHINGTON — The Internal Revenue Service today announced an increase in the optional standard mileage rate for the final 6 months of 2022. Taxpayers may use the optional standard mileage rates to calculate the deductible costs of operating an automobile for business and certain other purposes.

For the final 6 months of 2022, the standard mileage rate for business travel will be 62.5 cents per mile, up 4 cents from the rate effective at the start of the year. The new rate for deductible medical or moving expenses (available for active-duty members of the military) will be 22 cents for the remainder of 2022, up 4 cents from the rate effective at the start of 2022. These new rates become effective July 1, 2022. The IRS provided legal guidance on the new rates in Announcement 2022-13 [PDF](#), issued today.

In recognition of recent gasoline price increases, the IRS made this special adjustment for the final months of 2022. The IRS normally updates the mileage rates once a year in the fall for the next calendar year. For travel from January 1 through June 30, 2022, taxpayers should use the rates set forth in Notice 2022-03 [PDF](#).

"The IRS is adjusting the standard mileage rates to better reflect the recent increase in fuel prices," said IRS Commissioner Chuck Rettig. "We are aware a number of unusual factors have come into play involving fuel costs, and we are taking this special step to help taxpayers, businesses and others who use this rate."

While fuel costs are a significant factor in the mileage figure, other items enter into the calculation of mileage rates, such as depreciation and insurance and other fixed and variable costs.

The optional business standard mileage rate is used to compute the deductible costs of operating an automobile for business use in lieu of tracking actual costs. This rate is also used as a benchmark by the federal government and many businesses to reimburse their employees for mileage.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

The 14 cents per mile rate for charitable organizations remains unchanged as it is set by statute.

Midyear increases in the optional mileage rates are rare, the last time the IRS made such an increase was in 2011.

## Mileage Rate Changes

| <b>Purpose</b> | <b>Rates 1/1 through 6/30/2022</b> | <b>Rates 7/1 through 12/31/2022</b> |
|----------------|------------------------------------|-------------------------------------|
| Business       | 58.5                               | 62.5                                |
| Medical/Moving | 18                                 | 22                                  |
| Charitable     | 14                                 | 14                                  |

*Page Last Reviewed or Updated: 13-Jun-2022*

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**TOWN OF PUTNAM VALLEY  
DISTRICTS**

**To:** Putnam Valley Town Board

**From:** Karen Kroboth, District Clerk (KR)

**Date:** 6/13/2022

**Re:** LOMAC appointment

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I formally request the Town Board appoint, Alan Paley, as the Chairman of the Lake Oscawana Management Advisory Committee (LOMAC), effective from 6/13/2022 to 12/31/2023.

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