

**PUTNAM VALLEY TOWN BOARD**  
**PRE-WORK SESSION MEETING**  
**WEDNESDAY, SEPTEMBER 7, 2022**  
**5:00 PM**

**AGENDA**

Pledge of Allegiance

1. Approve Application for Water Infrastructure Improvement Act Grant Program
2. Set Public Hearing for Special Use Permit for Homeland Towers on Porters Road
3. Approve Survey Proposal Bell Hollow Bridge.

**PUTNAM VALLEY TOWN BOARD**  
**PRE-WORK SESSION MEETING**  
**WEDNESDAY, SEPTEMBER 7, 2022**  
**5:00 PM**

**PRESENT:** Supervisor Annabi  
Councilman Russo  
Councilman Luongo  
Councilwoman Tompkins

**ALSO PRESENT:** Town Clerk Sherry Howard  
Town Counsel Sarah Ryan

**ABSENT:** Councilman Smith

Pledge of Allegiance and moment of silence to remember our troops throughout the world.

Supervisor Annabi said the Fire Department's annual September 11<sup>th</sup> ceremony will be held at the Town Park on Sunday at 3:00 PM.

**AMENDMENTS TO THE AGENDA**

Presented by Supervisor Annabi

**RESOLUTION R#22-283**

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

Add # 4 – Accept bid for the demolition of the Abele Park Boat Ramp.

Seconded by Councilman Russo, unanimously carried

**(A) APPROVE APPLICATION FOR WATER INFRASTRUCTURE IMPROVEMENT ACT GRANT PROGRAM. AUTHORIZING THE TOWN SUPERVISOR TO APPLY FOR A GRANT TO THE NEW YORK STATE ENVIRONMENTAL FACILITIES CORPORATION UNDER THE NEW YORK STATE WATER INFRASTRUCTURE IMPROVEMENT ACT (WIIA)**

Presented by Supervisor Annabi

**RESOLUTION #R22-284**

**WHEREAS**, the Environmental Facilities Corporation (EFC) is soliciting applications through the Water Infrastructure Improvement Act (WIIA) for clean and drinking water improvement projects; and

**WHEREAS**, the Town of Putnam Valley has an identifiable need to replace the Oregon Corners pump station and install a new sewer main in Lake Peekskill; and

**WHEREAS**, the total cost of the improvements is estimated to be \$3,984,000.00; and

**WHEREAS**, the Town of Putnam Valley is requesting \$996,000.00 in grant funding through the WIIA program with a committed 75% grant match of \$2,988,000.00 from incurred debt;

**BE IT RESOLVED**, that the Town Board of the Town of Putnam Valley does hereby authorize the Town Supervisor to submit an application to the Environmental Facilities Corporation through the Water Infrastructure Improvement Act (WIIA) Grant Program to fund necessary infrastructure improvements to the Pump Station at Oregon Corners and the installation of a new sewer main in Lake Peekskill and to execute any formal agreements and associated documents with EFC as part of the funding agreement.

Seconded by Councilman Russo;

Motion voted Aye by Councilman Luongo, Councilwoman Tompkins, Councilman Russo, and Supervisor Annabi. Councilman Smith was absent from the meeting.

By a vote of 4 to 0 the Resolution is passed.

**(B.) APPROVE APPLICATION FOR WATER INFRASTRUCTURE IMPROVEMENT  
ACT GRANT PROGRAM. SEQRA RESOLUTION – WIIA GRANT**

Presented by Supervisor Annabi

**RESOLUTION #R22-285**

**WHEREAS**, the Town Board of the Town of Putnam Valley has authorized by Resolution #R22-285 of 2022 an application for a NYS Environmental Facilities Corporation WIIA program grant of \$996,000.00, which is proposed to be combined with a 75% grant match of \$2,988,000.00 from incurred debt, for the Oregon Corners Pump Station Replacement, and Lake Peekskill Sewer Main Installation Project; and

**WHEREAS**, a completed environmental review is required at time of application submission;

**NOW, THEREFORE BE IT RESOLVED** that said capital project has been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act (SEQRA), and Full Environmental Assessment Form (FEAF) is annexed hereto; and

**BE IT FURTHER RESOLVED**, that the Town Board refers this matter to the Putnam County Department of Planning, Development and Public Transportation for a recommendation pursuant to GML §239-m.

Seconded by Councilman Russo;

Motion voted Aye by Councilman Luongo, Councilwoman Tompkins, Councilman Russo, and Supervisor Annabi. Councilman Smith was absent from the meeting.

By a vote of 4 to 0 the Resolution is passed.

**(C.) APPROVE APPLICATION FOR WATER INFRASTRUCTURE IMPROVEMENT ACT GRANT PROGRAM. BOND RESOLUTION, DATED SEPTEMBER 7, 2022, AUTHORIZING THE ISSUANCE OF UP TO \$2,988,000.00 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE TOWN OF PUTNAM VALLEY, COUNTY OF PUTNAM, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE REPLACEMENT OF THE OREGON CORNERS PUMP STATION AND THE INSTALLATION OF THE LAKE PEEKSKILL SEWER MAIN**

Presented by Supervisor Annabi

**RESOLUTION #R22-286**

**WHEREAS**, the Town Board of the Town of Putnam Valley (the "Town"), located in the County of Putnam, in the State of New York (the "State"), hereby determines that it is in the Public interest of the Town to authorize the financing of the costs of the replacement of the Oregon Corners Pump Station and the installation of the Lake Peekskill Sewer Main, including any preliminary and incidental costs related thereto, at a total cost not to exceed \$3,984,000.00 all in accordance with the Local Finance Law;

**NOW, THEREFORE, BE IT RESOLVED**, that there is hereby authorized to be issued serial bonds of the Town in the aggregate principal amount of \$2,988,000.00, pursuant to the Local Finance Law, in order to finance the costs of the replacement of the Oregon Corners Pump Station and the installation of the Lake Peekskill sewer main, including any preliminary and incidental costs related thereto (the "project").

Seconded by Councilman Luongo for discussion.

Councilman Luongo said that three (3) million dollars for the people of Lake Peekskill to spend when not very many people would benefit from the project seems like a lot of money. The sewer line would only extend to the top of Morrissey Drive. Supervisor Annabi said that the grant is only for 25% of the 4 million dollar cost and the District would be responsible for the other 75% which is three (3) million dollars. She first assumed it was the other way around; and agreed with Councilman Luongo. The Town Board decided that was too much money for the District to incur and removed this Resolution from the agenda (see below). With this Resolution removed the previous two (2) Resolutions were rendered useless and were rescinded as well. (see below).

**RESCIND APPLICATION RESOLUTION #22-R284 FOR WATER INFRASTRUCTURE IMPROVEMENT ACT GRANT PROGRAM. AUTHORIZING THE TOWN SUPERVISOR TO APPLY FOR A GRANT TO THE NEW YORK STATE ENVIRONMENTAL FACILITIES CORPORATION UNDER THE NEW YORK STATE WATER INFRASTRUCTURE IMPROVEMENT ACT (WIIA)**

Presented by Supervisor Annabi

**RESOLUTION R#22-287**

**RESOLVED** that the Town Board rescind Resolution #22-284, as the amount of money which would have to be bonded out by the District of Lake Peekskill would be 75% of the cost of the project.

Seconded by Councilman Russo;

Motion voted Aye by Councilman Luongo, Councilwoman Tompkins, Councilman Russo, and Supervisor Annabi. Councilman Smith was absent from the meeting.

By a vote of 4 to 0 the Resolution is passed.

**RESCIND RESOLUTION #22-285 APPLICATION FOR WATER INFRASTRUCTURE IMPROVEMENT ACT GRANT PROGRAM. SEQRA RESOLUTION – WIIA GRANT**

Presented by Supervisor Annabi

**RESOLUTION R#22-288**

**RESOLVED** that the Town Board rescind Resolution #22-285, as the amount of money which would have to be bonded out by the District of Lake Peekskill would be 75% of the cost of the project.

Seconded by Councilman Russo, unanimously carried.

Motion voted Aye by Councilman Luongo, Councilwoman Tompkins, Councilman Russo, and Supervisor Annabi. Councilman Smith was absent from the meeting.

By a vote of 4 to 0 the Resolution is passed

**REMOVE RESOLUTION #22- 286 APPLICATION FOR WATER INFRASTRUCTURE IMPROVEMENT ACT GRANT PROGRAM. BOND RESOLUTION, DATED SEPTEMBER 7, 2022, AUTHORIZING THE ISSUANCE OF UP TO \$2,988,000.00 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE TOWN OF PUTNAM VALLEY, COUNTY OF PUTNAM, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE REPLACEMENT OF THE OREGON CORNERS PUMP STATION AND THE INSTALLATON OF THE LAKE PEEKSKILL SEWER MAIN**

Presented by Supervisor Annabi

**RESOLUTION R#22-289**

**RESOLVED** that the Town Board remove Resolution #22-286, as the amount of money which would have to be bonded out by the District of Lake Peekskill would be 75% of the cost of the project. This Resolution was not voted on by the Town Board.

Seconded by Councilman Russo, unanimously carried.

Motion voted Aye by Councilman Luongo, Councilwoman Tompkins, Councilman Russo, and Supervisor Annabi. Councilman Smith was absent from the meeting.

By a vote of 4 to 0 the Resolution is passed

**SET PUBLIC HEARING FOR SPECIAL USE PERMIT FOR HOMELAND TOWERS ON PORTERS ROAD**

Presented by Supervisor Annabi

**RESOLUTION #R22-290**

**RESOLUTION # 27 OF 2022**

WHEREAS, Homeland Towers, LLC, and T-Mobile Northeast LLC d/b/a T-Mobile ("the applicant"), have applied for a Special Use Permit to construct a personal wireless service facility consisting of a 150' tall monopole tower and associated equipment to be located within a 2,650 square foot fenced compound area. The site is currently improved with a single-family residence and detached garage which will be demolished as part of the proposed action. The tower is designed to accommodate four carriers ("the proposed action"); and

WHEREAS, the proposed action was determined to be an Unlisted Action under New York State Environmental Quality Review Act (SEQRA) and a coordinated review was conducted; and

WHEREAS, the Applicant obtained a Negative Declaration from the Putnam Valley Planning Board on August 15, 2022; and

WHEREAS, the Applicant obtained Conditional Site Plan Approval from the Planning Board on August 15, 2022; and

WHEREAS, the proposed use is a Special Permit Use within the underlying R-3 Zoning District and is subject to the provisions of Town Code §165-61 ("Personal wireless service facilities and towers"); and

WHEREAS, pursuant to the provisions of Town Code §165-61, the Town Board shall review applications for a Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Town Board hereby sets a public hearing on the proposed Special Use Permit for October 19, 2022, at 6:00pm, or as soon thereafter as the matter may come to



be heard, in the Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York; and

2. The Town Board refers this matter to the Putnam County Department of Planning, Development and Public Transportation for a recommendation pursuant to GML §239-m; and
3. The Town Board directs the Town Clerk to notify the Town Clerks of each of the surrounding municipalities of the public hearing pursuant to GML §239-nn.
- 4.

Dated: 9/7/2022

Moved: Supervisor Annabi

Seconded: Councilman Luongo

Motion passes/ fails: Ayes 4 Nays 0

		AYE	NAY	Absent <del>ABSTAIN</del>
PRESENT/ABSENT	Councilman Smith	—	—	<input checked="" type="checkbox"/>
PRESENT/ABSENT	Councilman Russo	<input checked="" type="checkbox"/>	—	—
PRESENT/ABSENT	Councilwoman Tompkins	<input checked="" type="checkbox"/>	—	—
PRESENT/ABSENT	Councilman Luongo	<input checked="" type="checkbox"/>	—	—
PRESENT/ABSENT	Supervisor Annabi	<input checked="" type="checkbox"/>	—	—

**APPROVE SURVEY PROPOSAL FOR THE BELL HOLLOW BRIDGE**

Presented by Supervisor Annabi

**RESOLUTION #R22-291**

**RESOLVED**, that Town Board authorizes the Supervisor to approve the survey proposal for the Bell Hollow Bridge by Soil Testing, Inc. 90 Donovan Road, Oxford, CT. 06478-1028, in the amount of \$21,296.00.

Seconded by Councilman Luongo, unanimously carried

**ACCEPT ABELE PARK BOAT RAMP PROPOSAL**

Presented by Supervisor Annabi

**RESOLUTION #R22-292**

**RESOLVED**, that Town Board authorizes the Supervisor to accept the lowest proposal for the demolition of the existing concrete boat ramp and the installation of a new concrete boat ramp as specified in the attached plans and scope of work. The lowest proposal was received from Noguera Construction, 96 Lake Drive, Lake Peekskill, NY 10537. Once accepted, the Supervisor will sign the contract. The total cost is \$27,800.00. The project is to start immediately as the water level of the lake is currently low. The cost of this project will be covered by ARPA funds.

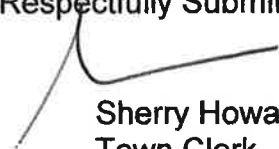
Seconded by Councilwoman Tompkins, unanimously carried

Supervisor Annabi moved to add an Executive Session to discuss a personnel issue at the end of this meeting with no further business being conducted after its conclusion. It was seconded by Councilman Luongo, unanimously carried.

Supervisor Annabi made a motion to close the meeting at 5:26 PM.

Seconded by Councilwoman Tompkins, unanimously carried.

Respectfully Submitted



Sherry Howard  
Town Clerk  
09-12-2022