



TOWN OF PUTNAM VALLEY
Town Board Supplemental Work Session

November 30th, 2022

Town Hall

6 PM

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**AGENDA**

**Meeting called to Order**

**Pledge of Allegiance**

1. Public Hearing on Town Codes
2. Approve Re-Appointment to Board of Assessment Review
3. Approve QuES&T Pre-Demolition Hazardous Materials Survey
4. Districts:
  - a. Approve Contract for Snow Plowing for Glenmar Gardens
  - b. Approve Contract for Snow Plowing for Roaring Brook Lake
  - c. Approve Karaco Maintenance Contract for Lake Peekskill Community Center

**Adjournment**

**Next Town Board Meeting: Work Session, Wednesday, December 7<sup>th</sup>, 2022, 5 PM**

①  
Public Hearing  
11/30/22

**Town of Putnam Valley Local Law No. \_\_\_ of 2022**

**A Local Law Amending Various Provisions of the Town of Putnam Valley Zoning Law Relating to Generators and Outdoor Air Conditioner Units in Residential Districts**

BE IT ENACTED, by the Town Board of the Town of Putnam Valley, Putnam County, New York, as follows:

**Part 1. Title**

This Local Law shall be known as the “A Local Law Amending Various Provisions of the Town of Putnam Valley Zoning Law Relating to Generators and Outdoor Air Conditioner Units in Residential Districts.”

**Part 2. Enactment**

This Local Law is adopted and enacted pursuant to the authority and power granted by §10 of the Municipal Home Rule Law of the State of New York.

**Part 3. Amendment of the Zoning Law**

The Town of Putnam Valley Zoning Law is amended as follows:

*Replace*

Section 165-12(A)(4)(f) “Accessory Uses”: Other customary accessory structures subject to the applicable provisions of Article VII hereof, such as playhouses, greenhouses, saunas, porches, sun decks, house decks, trash containers, generators, outdoor air conditioners and the like, provided that said use, building or structure is incidental to the principal use of the site.

*Replace*

Section 165-12(B)(4)(f) “Accessory Uses”: Other customary accessory structures subject to the applicable provisions of Article VII hereof, such as playhouses, greenhouses, saunas, porches, sun decks, house decks, trash containers, generators, outdoor air conditioners and the like, provided that said use, building or structure is incidental to the principal use of the site.

*Add*

Section 165-27(L): Generators and Outdoor Air Conditioners.

- (1) A zoning variance for Residential Generators and Outdoor Air Conditioner Units shall not be required for units located no closer than ten (10) feet from side and rear property lines and no greater than five (5) feet from the front foundation wall of the residence.

**Part 4. Severability**

The invalidity of any part or provision (e.g., word, section, clause, paragraph, sentence) of this Local Law shall not affect the validity of any other part of this Law which can be given effect in the absence of the invalid part or provision.

**Part 6. Supersession**

This Local Law is intended to supersede any provisions of the Town Law, the laws of the Town of Putnam Valley, and the New York State General Municipal Law which are inconsistent with the provisions of this Local Law.

**Part 7. Effective Date**

This Local Law shall take effect immediately upon the filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically, Article 3, Section 27 of the New York State Municipal Home Rule Law.

DRAFT

**Town of Putnam Valley Local Law No. \_\_\_ of 2022**

**A Local Law Amending Various Provisions of the Town of Putnam Valley Zoning Law  
Relating to the Inclusion of Site Distances for Development Plans and Site Plans**

BE IT ENACTED, by the Town Board of the Town of Putnam Valley, Putnam County, New York, as follows:

**Part 1. Title**

This Local Law shall be known as the “A Local Law Amending Various Provisions of the Town of Putnam Valley Zoning Law Relating to the Inclusion of Site Distances for Development Plans and Site Plans”

**Part 2. Enactment**

This Local Law is adopted and enacted pursuant to the authority and power granted by §10 of the Municipal Home Rule Law of the State of New York.

**Part 3. Amendment of the Zoning Law**

The Town of Putnam Valley Zoning Law is amended as follows:

*Add*

**Section 165-16(C)(1)(b)(21):** Sight distances shall be measured and included on all plans in accordance with the current American Association of State Highway and Transportation Officials (AASHTO) standards.

*Add*

**Section 165-21(C)(1)(c)(19):** Sight distances shall be measured and included on all plans in accordance with the current American Association of State Highway and Transportation Officials (AASHTO) standards.

**Part 4. Severability**

The invalidity of any part or provision (e.g., word, section, clause, paragraph, sentence) of this Local Law shall not affect the validity of any other part of this Law which can be given effect in the absence of the invalid part or provision.

**Part 6. Supersession**

This Local Law is intended to supersede any provisions of the Town Law, the laws of the Town of Putnam Valley, and the New York State General Municipal Law which are inconsistent with the provisions of this Local Law.

**Part 7. Effective Date**

**This Local Law shall take effect immediately upon the filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically, Article 3, Section 27 of the New York State Municipal Home Rule Law.**

DRAFT

**Town of Putnam Valley Local Law No. \_\_\_ of 2022**

**A Local Law Amending the Town of Putnam Valley Town Code Relating to Dogs in All Special Districts**

BE IT ENACTED, by the Town Board of the Town of Putnam Valley, Putnam County, New York, as follows:

**Part 1. Title**

This Local Law shall be known as the “A Local Law Amending the Town of Putnam Valley Town Code Relating to Dogs on Beach Areas in All Special Districts”

**Part 2. Enactment**

This Local Law is adopted and enacted pursuant to the authority and power granted by §10 of the Municipal Home Rule Law of the State of New York.

**Part 3. Amendment of the Town Code**

The Town of Putnam Valley Code is amended as follows:

*Add*

Chapter 100, Article VI: **Regulations Applicable to All Special Districts.**

§100-49: **Definitions**

For the purpose of these regulations, the following terms shall have the meanings indicated:

**Service Dog:** A service dog is a dog that is individually trained to do work or perform tasks for a person with a disability.

§100-50: **Dogs**

- A. No dogs or other animals shall be permitted to enter beach areas or the waters of the lake abutting thereon, except for service dogs and dogs used by law enforcement personnel when actually in such service.
- B. Dogs found to be aggressive, as determined by the lake monitor, lifeguards, or staff, shall be immediately removed from the beach area.
- C. Dogs must be leashed as all times.
- D. All dogs shall be registered with the Putnam Valley Town Clerk.

*Delete*

§§100-5 “Dogs”; 100-18 “Animals”; 100-30 “Dogs”; 100-33(C) “Dogs”; and 100-46 “Dogs”

**Part 4. Severability**

The invalidity of any part or provision (e.g., word, section, clause, paragraph, sentence) of this Local Law shall not affect the validity of any other part of this Law which can be given effect in the absence of the invalid part or provision.

**Part 6. Supersession**

This Local Law is intended to supersede any provisions of the Town Law, the laws of the Town of Putnam Valley, and the New York State General Municipal Law which are inconsistent with the provisions of this Local Law.

**Part 7. Effective Date**

This Local Law shall take effect immediately upon the filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically, Article 3, Section 27 of the New York State Municipal Home Rule Law.

Public Hearing  
11/30/22

**Town of Putnam Valley Local Law No. \_\_\_ of 2022**

**A Local Law Amending the Town of Putnam Valley Town Code Relating to Boat Registration in All Special Districts**

BE IT ENACTED, by the Town Board of the Town of Putnam Valley, Putnam County, New York, as follows:

**Part 1. Title**

This Local Law shall be known as the “A Local Law Amending the Town of Putnam Valley Town Code Relating to Boat Registration in All Special Districts”

**Part 2. Enactment**

This Local Law is adopted and enacted pursuant to the authority and power granted by §10 of the Municipal Home Rule Law of the State of New York.

**Part 3. Amendment of the Town Code**

The Town of Putnam Valley Code is amended as follows:

*Add to Article VI Regulations Applicable to All Special Districts, §100-51 “Definitions”*

**Boat:** A small vessel for travel on water, excluding kayaks and paddleboards.

**§100-51: Boat Registration**

- A.** Boats which are authorized to be moored, landed, or stored on beach property must first be registered with the Putnam Valley District Clerk. Upon registration, a numbered tag will be issued by said Clerk which shall be permanently affixed to the bow (front) of the boat.
  - 1. Proof of residency within the District shall be required prior to issuance of such identification tag.
  - 2. Acceptable proof of residency shall consist of a current tax bill and utility bill.
- B.** No more than two (2) boat tags shall be issued for any property or properties listed under the same ownership. The registration shall be valid from the period of April 1 through March 31 of the following year.
- C.** Penalties for offences. Any person failing to comply with this law will be levied a \$500 fine and may face confiscation of the offending boat. Subsequent offenses by the same individual or property owner will result in a doubling of the preceding fine.
  - 1. Each week’s continued violation shall constitute a separate violation.
- D.** The Town of Putnam Valley Code Enforcement Officer or Deputy Code Enforcement Officer shall have the authority to issue an appearance ticket pursuant to the Criminal Procedure Law (CPL §150.20) in the enforcement of this chapter.

*Delete*

§§100-8 “Boat registration and restriction”; 100-48 “Penalties for offenses”



#### **Part 4. Severability**

The invalidity of any part or provision (e.g., word, section, clause, paragraph, sentence) of this Local Law shall not affect the validity of any other part of this Law which can be given effect in the absence of the invalid part or provision.

#### **Part 6. Supersession**

This Local Law is intended to supersede any provisions of the Town Law, the laws of the Town of Putnam Valley, and the New York State General Municipal Law which are inconsistent with the provisions of this Local Law.

#### **Part 7. Effective Date**

This Local Law shall take effect immediately upon the filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically, Article 3, Section 27 of the New York State Municipal Home Rule Law.

**Town of Putnam Valley Local Law No. \_\_\_ of 2022**

**A Local Law Amending the Town of Putnam Valley Town Code Relating to Mooring Registration in All Special Districts**

BE IT ENACTED, by the Town Board of the Town of Putnam Valley, Putnam County, New York, as follows:

**Part 1. Title**

This Local Law shall be known as the “A Local Law Amending the Town of Putnam Valley Town Code Relating to Mooring Registration in All Special Districts”

**Part 2. Enactment**

This Local Law is adopted and enacted pursuant to the authority and power granted by §10 of the Municipal Home Rule Law of the State of New York.

**Part 3. Amendment of the Town Code**

The Town of Putnam Valley Code is amended as follows:

*Add to Article VI Regulations Applicable to All Special Districts, §100-51 “Definitions”*

**Mooring Buoy:** Mooring buoy means a floating object anchored to the bottom of a water body that provides tie-up capabilities for boats.

**§100-52: Moorings**

- A.** All moorings must be registered with the Putnam Valley District Clerk. Applicants must first receive and furnish documentation of receipt of all approvals from the New York State Department of Environmental Conservation (NYSDEC). Upon receipt of the Town application form, a numbered registration tag will be issued by said Clerk which shall be affixed to the mooring buoy.
  - 1. Proof of residency within the District shall be required prior to the issuance of such identification tag.
  - 2. Acceptable proof of residency shall consist of a current tax bill and utility bill.
- B.** No more than one (1) mooring tag shall be granted for any property or properties listed under the same ownership. The registration shall be valid from the period of April 1 through March 31 of the following year.
- C.** Penalties for offences. Any person failing to comply with this law will be levied a \$500 fine and may face confiscation of the offending boat. Subsequent offenses by the same individual or property owner will result in a doubling of the preceding fine.
  - 1. Each week’s continued violation shall constitute a separate violation.
- D.** The Town of Putnam Valley Code Enforcement Officer or Deputy Code Enforcement Officer shall have the authority to issue an appearance ticket pursuant to the Criminal Procedure Law (CPL §150.20) in the enforcement of this chapter.

**Part 4. Severability**

The invalidity of any part or provision (e.g., word, section, clause, paragraph, sentence) of this Local Law shall not affect the validity of any other part of this Law which can be given effect in the absence of the invalid part or provision.

**Part 6. Supersession**

This Local Law is intended to supersede any provisions of the Town Law, the laws of the Town of Putnam Valley, and the New York State General Municipal Law which are inconsistent with the provisions of this Local Law.

**Part 7. Effective Date**

This Local Law shall take effect immediately upon the filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically, Article 3, Section 27 of the New York State Municipal Home Rule Law.



2

**JACQUELINE ANNABI**  
TOWN SUPERVISOR

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TO: TOWN BOARD  
FROM: JACQUELINE ANNABI, TOWN SUPERVISOR  
SUBJECT: Board of Assessment Review (BAR)  
DATE: November 18, 2022

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RESOLVE, that the Town Board re-appoint BRIAN W. BUERKLE as a Member of the Board of Assessment Review for the term 10/01/2023-9/30/2027.



3

**JACQUELINE ANNABI**  
TOWN SUPERVISOR

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TO: TOWN BOARD  
FROM: JACQUELINE ANNABI, TOWN SUPERVISOR  
SUBJECT: QuES&T / Pre-Demolition Hazardous Materials Survey  
Substation, 22 Peekskill Hollow Road  
DATE: November 18, 2022

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RESOLVE, that the Town Board authorize the Supervisor to sign the Quality Environmental Solutions & Technologies, Inc. (QuES&T) proposal related to a pre-demolition hazardous materials survey at the Substation at 22 Peekskill Hollow Road. The cost related to this survey is \$5,155.00 and will be paid from ARPA Funds.

# QuES&T

Quality Environmental Solutions & Technologies, Inc.

November 18, 2022

Town of Putnam Valley  
Supervisor Jacqueline Annabi  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

Re: Pre-Demolition Hazardous Materials Survey  
@ 22 Peekskill Hollow Road, Putnam Valley, NY

Dear Ms. Annabi

**Quality Environmental Solutions & Technologies, Inc. (QuES&T)** is pleased to submit the attached proposal to perform a Pre-Demolition Hazardous Materials Survey throughout accessible interior and exterior areas of the above-referenced location.

**QuES&T** is a NYS Certified Minority Business Enterprise committed to remaining a leader in the environmental training and technical consulting industry. **QuES&T's** extensive Nuclear Power Industry experience makes us uniquely qualified to provide technical support in state-of-the-art techniques for engineering and contamination control. Additionally, this experience enables us to integrate the essential concepts of "critical path" schedules and minimizing personnel exposures while maintaining a high level of attention to the specific details of each project. **QuES&T** personnel satisfy numerous ANSI and NUREG experience requirements of the Nuclear Regulatory Commission. Our staff has served in various capacities in the Health Physics and Nuclear Engineering disciplines in operational power reactors, nuclear powered vessels, radio-pharmaceuticals and government prototypes.

We are confident you recognize that selection of a qualified technical consultant for professional services, such as pre-construction inspection, project design, project management and air monitoring, represents a step as critical as selecting a reputable environmental remediation contractor. **QuES&T** feels strongly that the success of any remediation project is defined primarily in the planning and design phase. A technically sound project design combined with proper oversight provides the most cost-effective solution and ensures the gains recognized are not an expense of future liability to the Town of Putnam Valley

In this regard, **QuES&T** has successfully completed remediation projects, for our client companies, in support of Nuclear and Fossil commercial power plant maintenance outages, facility renovation and demolition, cGMP facility upgrades, recovery from contamination following catastrophic events (e.g. steam line explosions, fires), school building renovations, Corporate asbestos management programs, facility Operations & Maintenance (O&M) programs, UST removals, sub-surface investigations, contaminated soil remediation, LBP stabilization and commercial/residential asbestos & lead abatements.

Technical consulting services are available in the area of regulatory compliance audits, OSHA safety, air monitoring, respiratory protection, laboratory services, building hazard assessments (EPA, HUD, commercial), LBP Risk Assessments, management plans, NYS/NESHAP pre-demolition inspections and full scope project management; including development of remediation response actions and management of all required project and personnel records. Our staff of experienced environmental professionals can prepare all required specifications and procedures to ensure your programs comply with federal, state and municipal regulatory requirements.

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1376 Route 9, Wappingers Falls, NY 12590 Phone (845) 298-6031 Fax (845) 298-6251

NYS MWBD MBE Cert # 49952-2006 NYSUCP DBE Certified NJUCP DBE Certified [www.Qualityenv.com](http://www.Qualityenv.com)

**QuES&T** offers a wide range of OSHA and environmental safety training. Our full range of asbestos safety certification training ensures that our client's employees receive the appropriate training to maximize their safety and minimize your liability. **QuES&T** offers accredited initial and refresher training programs for Operations & Maintenance (O&M), Asbestos Abatement Workers and Supervisors, Project Monitors, Asbestos Project Sampling Technicians (RH-II), Asbestos Project Designers, Asbestos Inspectors (RH-III) and Management Planners. Our accredited training facility (EPA, NYS) contains the most modern equipment to support the hands-on portion of each training program. On-site training services are available for groups of at least twenty-five students and can be tailored to meet the specific needs of Town of Putnam Valley

**QuES&T** provides a full range of services in the area of Respiratory Protection. Our technical staff has extensive experience in the development of regulatory compliance programs for NUREG 0041 and OSHA 1910.134 Respiratory Protection Programs. Quantitative or qualitative respirator fit services can be provided at **QuES&T's** facility or yours.

For additional information concerning this submittal, please contact us at (845) 298-6031. We look forward to working with Town of Putnam Valley in the environmental consulting and remediation services area.

Sincerely,



**Greg Dean**  
*Manager of Field Services*  
NYS/AHERA Inspector  
Cert. #AH 10-10947  
Niton-Certified XRF Technician

**PRE-DEMOLITION ASBESTOS & XRF LEAD-BASED PAINT SURVEY**

for  
Town of Putnam Valley  
Supervisor Jacqueline Annabi  
265 Oscawana Lake Road  
Putnam Valley, NY 10579  
at  
22 Peekskill Hollow Road  
Putnam Valley, NY 10579

*QuES&T agrees to provide the following services:*

➤ **Pre-Demolition Asbestos Survey**

- Provide certified NYS/AHERA Asbestos Inspector(s) to perform a Pre-Demolition Asbestos Survey throughout the interior and exterior of building, located at 22 Peekskill Hollow Road.
- Perform collection and analysis of suspect friable Asbestos-containing Materials (ACM) using Polarized Light Microscopy (PLM) 198.1 analytical protocol and, as required, approved method 198.8 for Vermiculite.
- Perform collection and analysis of suspect non-friable organically bound Asbestos-containing Materials (ACM) using both Polarized Light Microscopy-NOB (PLM-NOB) and Quantitative Transmission Electron Microscopy (QTEM) analytical protocols.
- Preparation Final Pre-Demolition Asbestos Reports, identifying estimated quantities, locations, types and conditions of Asbestos-containing Materials (ACM).

➤ **XRF Lead-Based Paint Survey**

- Provide a Niton-certified XRF Technician(s) to perform representative In-Situ measurements using a Niton XLp Model 300A XRF Meter on accessible, representative interior and/or exterior painted surfaces & immovable objects. Locations and quantity of representative In-situ measurements will be based on the observed homogeneity of painted surfaces.
- Visual Inspection of identified Lead-Based Paint(s) for damaged or deteriorated conditions.
- Preparation of one (1) Final Lead Report, summarizing testing performed, identified Lead-Based Paint(s) and/or Lead-containing Material(s).
- *Town of Putnam Valley (QuES&T Client)* shall provide immediate access into all inspection areas and securing same upon completion.
- QuES&T will exercise reasonable caution to minimize disturbance of LBP during the inspection process. However, clean-up of LBP disturbed or dislodged during the inspection process shall be the responsibility of *Town of Putnam Valley (The Owner) and (The Owner's Representatives)*.

➤ **RCRA 8 Heavy Metals Testing**

- Take a water sample of raw water and have sample sent to York Laboratories to analyze sample as RCRA 8 for Heavy Metals.



**PRE-DEMOLITION ASBESTOS & XRF LEAD-BASED PAINT SURVEY**

for

**Town of Putnam Valley  
Supervisor Jacqueline Annabi  
265 Oscawana Lake Road  
Putnam Valley, NY 10579  
at  
22 Peekskill Hollow Road  
Putnam Valley, NY 10579**

**\*\*\*PRICING\*\*\***

|                                                                           |                 |
|---------------------------------------------------------------------------|-----------------|
| ➤ <b><u>PRE-DEMOLITION ASBESTOS &amp; XRF LEAD-BASED PAINT SURVEY</u></b> |                 |
| Project Management                                                        | \$ 180.00       |
| Inspector Labor                                                           | \$1,120.00      |
| XRF Lead Analyzer Equipment (1 Days @ \$175/day)                          | \$ 175.00       |
| RCRA 8 Heavy Metals Water Sampling                                        | \$ 110.00       |
| Heavy Metals Field Testing Sink Traps                                     | \$ 50.00        |
| 1 – Final Pre-Demo Hazardous Materials Report w/Smart Draw Drawings       | \$ 560.00       |
| PLM Bulk Sample Analysis 50 @ \$ 19.00/Layer                              | \$ 950.00       |
| QTEM/PLM-NOB Bulk Sample Analysis 40 @ \$ 49.00/Layer                     | \$1,960.00      |
| Travel, S&H and Misc. Materials                                           | <u>\$ 50.00</u> |
| <b>Estimated Total: \$ 5,155.00*</b>                                      |                 |

**NOTES:**

1. Estimated number of samples to be analyzed.
2. Client will be charged for actual samples analyzed & services rendered.
3. Sample analysis pricing based on Standard 5-Business Day turnaround (TAT).
4. TAT commences upon laboratory receipt of samples, excluding weekends and holidays.
5. Additional services shall be billed in accordance with attached QuES&T Unit Rates.
6. Pricing valid until December 31, 2022.

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**ACCEPTANCE OF PROPOSAL #P22-8182**

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**Payment Terms:** Billing increments will be at approximately two week intervals. Payment shall be Net 15-days following delivery of Invoice. To Execute This Agreement, Please Review, Sign, Date & Return Two (2) Copies of the signed proposal. A fully executed copy will be returned for your records. Late Payments Shall Be Assessed a Penalty of 1.5% per Month.

**Town of Putnam Valley – Authorized Representative:**

By \_\_\_\_\_

Signature

Print Name & Title

Date

4a

**TOWN OF PUTNAM VALLEY  
DISTRICTS**

**To:** Putnam Valley Town Board  
**From:** Karen Kroboth, District Clerk *KK*  
**Date:** 11/15/2022  
**Re:** Glenmar Gardens – Snow Plowing of access road by the water pump shed 2023 Contract

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I formally request that the Town Board authorize the Supervisor to sign the contract with R J Chesnut Construction Co., 72 Oakridge Dr., Putnam Valley, NY 10579, to plow the access road leading to the Glenmar Gardens water pump shed for the year 2023. The District will cover the cost of the plowing.

The fees for minor storms up to 6 inches of snow are \$80.00 and \$120.00 for major storms of more than 6 inches of snow.

R J Chesnut Construction Co  
72 Oakridge Dr  
Putnam Valley, NY. 10579  
RJChesnutcc@gmail.com  
845-667-0504. (Bob)  
845-629-8639. (Kevin)

District Administrator, Town of Putnam Valley  
265 Oscawanna Lake Rd  
Putnam Valley, NY. 10579

Itemized below is the proposal to clear snow from the access road to the Glenmar Gardens water pump shed for the 2023 calendar year. As in the past, minor storms are up to 6 inches snow, and major storms are in excess of that. Generally light accumulation under 3 inches is not cleared unless icing or dangerous conditions are expected.

**WE HAVE DECIDED TO HOLD PRICES AT 2021 LEVELS THIS SEASON!** We appreciate the trust you have put in us, and strive to keep this service affordable.

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Snow removal

Billed per storm. Same price as 2021!

Includes hand shovel a path to the entrance door

Minor storms (Generally 3-5 inches) \_\_\$. 80.00\_\_

Major storms (6 inches +) \_\_\$120.00\_\_

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By signing below and returning, we authorize the above work to be completed.


Date \_\_\_\_\_

Putnam Valley authorized Officer \_\_\_\_\_

THANK YOU!  


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**TOWN OF PUTNAM VALLEY  
DISTRICTS**

**To:** Putnam Valley Town Board  
**From:** Karen Kroboth, District Clerk   
**Date:** 11/15/2022  
**Re:** RBL – Snow Plowing of Fire Lanes 2023 Contract

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I formally request that the Town Board authorize the Supervisor to sign the contract with R J Chesnut Construction Co., 72 Oakridge Dr., Putnam Valley, NY 10579, to plow the five access fire lanes in the Roaring Brook Lake district for the year 2023. The District will cover the cost of the plowing.

The fees for minor storms up to 6 inches of snow are \$200.00 and \$360.00 for major storms of more than 6 inches of snow.

The fire lanes are:

- Dam access road
- Shore Lane
- Moon Beach
- North Beach
- Spur Beach

R J Chesnut Construction Co  
72 Oakridge Dr  
Putnam Valley, NY. 10579  
RJChesnutcc@gmail.com  
845-667-0504. (Bob)  
845-629-8639. (Kevin)

District Administrator, Town of Putnam Valley  
265 Oscawanna Lake Rd  
Putnam Valley, NY. 10579

Itemized below is the proposal to clear snow from the access points around Roaring Brook Lake for the 2023 calendar year. As in the past, minor storms are up to 6 inches snow, and major storms are in excess of that. Generally light accumulation under 3 inches is not cleared unless icing or dangerous conditions are expected.

The five access fire lanes are, the dam access road, Spur Beach, Moon Beach, North Beach, and Shore Lane.

WE HAVE DECIDED TO HOLD PRICES AT 2021 LEVELS THIS SEASON! We appreciate the trust you have put in us, and strive to keep this service affordable.

---

Snow removal

Billed per storm. Same price as 2021!

Minor storms (Generally 3-5 inches) \_\_\$200.00\_\_

Major storms (6 inches +) \_\_\$360.00\_\_

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By signing below and returning, we authorize the above work to be completed.


Date \_\_\_\_\_

Putnam Valley authorized Officer \_\_\_\_\_

THANK YOU  


4c

**TOWN OF PUTNAM VALLEY  
DISTRICTS**

**To:** Putnam Valley Town Board  
**From:** Karen Kroboth, District Clerk   
**Date:** 11/21/2022  
**Re:** KARACO Maintenance contract for LP Community Center

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I formally request that the Town Board authorize the Supervisor to accept and sign the proposal from KARACO Heating & Cooling, for the maintenance of the heating and air conditioning systems at the Lake Peekskill Community Center for the period of January 1, 2023 to December 31, 2023.

The total price is \$750.00.

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# KARACO Heating & Cooling, LLC.

Heating \*Ventilating\*Air Conditioning\* Sales\*Service

P.O. Box 337

Putnam Valley, NY 10579

(845) 528-9390

karacohvac@gmail.com

## PROPOSAL FOR MAINTENANCE OF HEATING & AIR CONDITIONING EQUIPMENT (2023 COMMERCIAL MAINTENANCE CONTRACT)

**TO:** TOWN OF PUTNAM VALLEY  
**JOB SITE:** LAKE PEEKSKILL COMMUNITY CENTER  
7 NORTH WAY  
LAKE PEEKSKILL, NY 10537  
**PHONE NUMBER:** 845-526-4057

**CONTRACT PERIOD:** JANUARY 1, 2023 THRU DECEMBER 31, 2023

KARACO Heating & Cooling, LLC hereby submits this proposal subject to all terms and conditions, as follows:

**ONE LP Gas Furnace - Mid-Season Quick Check**

**ONE Air Conditioning Unit, ONE SpaceGard Filter - Comprehensive Spring Service**

**ONE Air Conditioning Unit - Mid-Season Quick Check**

**ONE LP Gas Furnace, ONE SpaceGard Filter - Comprehensive Fall Service**

**TOTAL CONTRACT PRICE: \$750.00 (TAX EXEMPT)**

**PLEASE NOTE:** This contract does not include any humidifier service.

**TERMS AND CONDITIONS:** Price is for inspection and maintenance only. Price does not include parts other than minor materials used in the inspection and maintenance, or any labor costs for repairs or service. All prices are subject to change after 30 days from the date of this proposal. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. In the event of an emergency KARACO Heating & Cooling, LLC is authorized and will make any necessary repairs required to prevent immediate damage or service interruption to the property. In the event the property lease is terminated, the contract price will be refunded on a prorated basis based on how many inspections have been performed up to the time of lease end, not the contract term. It is the responsibility of the client to contact our company when an appointment is needed for any type of service. Full payment is due at contract signing.

**ACCEPTANCE:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. KARACO Heating & Cooling, LLC is authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date

*Ronald L. Karabinos*

11/18/2022

Ronald L. Karabinos, President  
KARACO Heating & Cooling, LLC

Date