

PUTNAM VALLEY TOWN BOARD
WORK SESSION
WEDNESDAY, APRIL 12, 2023
5:00 PM

AGENDA

Pledge of Allegiance

1. Further Discussion on 11 Oscawana Lake Road
2. Approve Resolution Requesting State of NY to Authorize the Establishment of a Room/Occupancy Tax for the Town of Putnam Valley
3. Accept Donation of 5.734 acres from Jane Hirschman
4. Parks and Recreation – Approve Day Camp Pool Decking Replacement
5. Parks and Recreation – Approve Bus Contract with PVCD for 2023 season
6. Districts a. Accept Abele Park Tree Proposal
 - b. Authorize District Clerk to go out to bid to demolish Wildwood Knolls Water tank and shed
 - c. Approve Northview Estates Spring Cleanup 2023
 - d. Approve District Property Grass Cutting Bid 2023
 - e. Approve Contractor for District Spring Cleanups 2023
 - f. Rescind Resolution #r23-103
 - g. Approve LPID 2014 International Garbage Truck Repair
 - h. Approve Additional Personnel for 2023 Season
7. Facilities – Approve Update Hewlett Packard Financial Services Proposal
8. Highway – a. Approve changes to personnel
 - b. Approve Truck Bid from Park Ford
 - c. Approve BAN request
9. Daily Fee Report - Accept Summary March 1 – March 31, 2023 Building Department Report

PUTNAM VALLEY TOWN BOARD
WORK SESSION
WEDNESDAY, APRIL 12, 2023
5:00 PM

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

ALSO PRESENT: Town Clerk Sherry Howard
Town Counsel Sarah Ryan

Recitation of the Pledge of Allegiance.

Councilman Russo asked for a moment of silence to honor our troops stationed around the world.

AMENDMENTS TO THE AGENDA

Presented by Supervisor Annabi

RESOLUTION R#23-144

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

ADD: a presentation by Assemblyman Matt Slater on the New York State budget.

ADD: 3A – Consent for Planning Board to be the lead agency for the Camp Combe project.

ADD: 6A - Accept Open Top Container Bid.

ADD: Executive Session in regards to a personnel matter at the end of the meeting with no business being conducted afterward.

Seconded by Councilwoman Tompkins, unanimously carried

RESOLUTION REQUESTING THE STATE OF NEW YORK TO AUTHORIZE THE ESTABLISHMENT OF A ROOM/OCCUPANCY TAX IN THE TOWN OF PUTNAM VALLEY THROUGH HOME RULE LEGISLATION

Presented by Supervisor Annabi

Supervisor Annabi said the Town Board has talked about regulating Airbnb's or short term rentals. Part of the procedure in regulating them is to try to get an occupancy tax that the Town would earn. This tax would not be on the landlord or owner but rather on the person renting the room/house. The Town would get a percentage of the tax charged. We are asking the State to allow us to get a portion of that tax. Town Attorney Ryan said the landlord builds that 4% tax that we are asking for into the price of the rental. She added that generally this is a tax imposed by the County, but if the County has not imposed such a tax, towns can choose to do so. Supervisor Annabi said this would apply to any hotels or conference centers we may get in the future.

Councilwoman Tompkins asked how much taxes renters in Putnam Valley are paying now. Attorney Ryan said right now renters are not paying any tax but if this passes they will be paying the 4% we have requested. Attorney Ryan said this is just an initial step in this process – there are other steps to be taken after this is accepted by the New York State Legislature and the Governor.

Supervisor Annabi read the following Resolution:

RESOLUTION #R23-145

WHEREAS, the Town of Putnam Valley desires to enact a Room/Occupancy Tax which would be applicable to any room-for-hire within the Town; and

WHEREAS, the Town of Putnam Valley, as a lakefront community, has experienced a significant increase in residential properties being utilized as short-term rental units; and

WHEREAS, the Town of Putnam Valley has a great need and desire to protect its waters, many of which are sources of drinking water for neighboring municipalities, and create opportunities for local development by repairing and improving its public water and sewer infrastructure; and

WHEREAS, the Town of Putnam Valley intends to utilize the Room/Occupancy Tax for the purpose of Town public improvement projects for such infrastructure; and

WHEREAS, the proposed tax would be maintained at (4%) percent tax on the occupancy of hotels, motels, boarding houses, conference centers, tourist homes, or bed and breakfasts which buildings and facilities are used for the lodging of guests; and

WHEREAS, the establishment of such tax requires the passage of Home Rule Legislation by the New York State Senate and Assembly.

NOW, THEREFORE BE IT RESOLVED, that the Town of Putnam Valley hereby requests the New York State Legislature adopt legislation which will permit the Town of Putnam Valley to establish a Room/Occupancy Tax on rooms-for-hire, and

BE IT FURTHER RESOLVED, that Supervisor Annabi and the Town Clerk are authorized to forward a certified copy of this Resolution to the New York State Legislature.

Dated: April 12, 2023
Moved: Supervisor Annabi
Seconded: Councilman Luongo

Roll Call Vote:

Councilman Smith	AYE
Councilman Luongo	AYE
Councilwoman Tompkins	AYE
Councilman Russo	AYE
Supervisor Annabi	AYE

By a vote of 5 AYES and 0 NAYS the Resolution passes.

RESOLUTION ACCEPTING THE DONATION OF 5.734 ACRES OF LAND FROM JANE HIRSCHMAN

Presented by Councilman Luongo

Supervisor Annabi said we are currently trying to replace the bridge on Bell Hollow Road. We needed to get access to some undeveloped land that was there. There are ways to do this such as renting it from the homeowner, by using eminent domain, or, as luck would have it, the owner was willing to donate the property to the Town.

RESOLUTION #R23-146

WHEREAS, Jane Hirschman is a former resident of the Town of Putnam Valley, and the owner of 5.734 acres of vacant land and undeveloped land adjacent to Bell Hollow Road, said land having been conveyed by deed recorded August 29, 1997 in Liber 1398, Page 7 in the Putnam County Clerk's Office; and

WHEREAS, Jane Hirschman desires to donate said tract of land to the Town of Putnam Valley ("Town"); and

WHEREAS, said tract of land is suitable for use by the Town of Putnam Valley for a public improvement project involving the replacement of the Bell Hollow Bridge; and

WHEREAS, this intended donation is subject to the approval and acceptance by the Town Board of the Town of Putnam Valley.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Putnam Valley hereby accepts, with gratitude, the donation of 5.734 acres of vacant and undeveloped land from Jane Hirschman; and

BE IT FURTHER RESOLVED, that Supervisor Annabi is authorized to execute and file such documents as may be necessary to effect the donation and acquisition described herein.

Dated: April 12, 2023
Moved: Councilman Luongo
Seconded: Supervisor Annabi

Roll Call Vote:

Councilman Smith	AYE
Councilman Luongo	AYE
Councilwoman Tompkins	AYE
Councilman Russo	AYE
Supervisor Annabi	AYE

By a vote of 5 AYES and 0 NAYS the motion passes.

Councilman Luongo said years ago we had numerous people come to us wanting to donate land to the Town. The Board at that time said just to accept a piece of land was not in the best interest of the town as it then took it off the tax rolls, and a lot of time the land was useless. We decided then to only take a land donation if it benefitted the Town, in this case this piece of land is very beneficial to the Town. Councilman Smith said looking ahead this is a project of our own Highway Department and because it is not a County job it will be done in a timely fashion. Supervisor Annabi said we have a very large steel plate on that bridge which was donated to us by Arben. So we thank them for that. Highway Superintendent Keeler said where that bridge is on Bell Hollow Road we would not have been able to keep that road open without that this donated piece of property. We are not repairing the bridge we are moving and creating a new

bridge so we can keep the old bridge open while we are working and then remove it when we are finished.

CONSENT FOR LEAD AGENCY – CAMP COMBE

Presented by Supervisor Annabi

RESOLUTION #R23-147

RESOLVED, that the Town Board authorize the Town Supervisor Notice to declare and approve the Putnam Valley Planning Board as the Lead Agency for the YMCA Central and Northern Westchester's proposed actions.

Seconded by Councilwoman Tompkins, unanimously carried.

PARKS AND RECREATION – APPROVE CAMP POOL DECKING REPLACEMENT

Presented by Councilwoman Tompkins

RESOLUTION #R23-148

RESOLVED, that the Town Board authorize the Supervisor to accept the bid for C&K Landscaping & Pools, Inc. PO Box 427, Putnam Valley, NY 10579 for \$85,035.00 to remove and replace the pool decking and fencing located at the Town Camp Facility, 140 Brookfalls Road, Putnam Valley, NY 10579. Funding will have no tax impact as it will come out of the Capital Improvement line. There was only one (1) bid received which was from C&K Landscaping & pools.

Seconded by Councilman Luongo, unanimously carried.

PARKS AND RECREATION – APPROVE BUS CONTRACT WITH PVSCD FOR 2023 CAMP SEASON

Presented by Councilwoman Tompkins

RESOLUTION #R23-149

RESOLVED, that the Town Board authorize the Supervisor to sign the bus contract with the PVSCD for the 2023 day camp season. The total contract amounts to \$567.00 and charges of \$7.00 per day per bus for both daily transportation and scheduled events.

Seconded by Supervisor Annabi, unanimously carried.

ACCEPT ABELE PARK TREE PROPOSAL

Presented by Councilman Russo

RESOLUTION #R23-150

RESOLVED, that the Town Board authorize the Supervisor to sign the lowest proposal received from Lussier Tree Service for the following work to be done at Abele Park:

- Remove 1 rotting locust tree located near the parking lot
- Remove 4 hollow maple trees at the grassy beach
- All wood and brush will be removed and the stumps ground from all 5 trees

The total cost is \$3,500.00; the cost for this work will be covered by the District.

Seconded by Councilman Smith, unanimously carried

**AUTHORIZE CLERK TO GO OUT TO BID TO DEMOLISH WILDWOOD KNOLLS
WATER TANK AND SHED**

Presented by Councilman Smith

RESOLUTION #R23-151

RESOLVED, that the Town Board authorize the District Clerk to go out to bid to demolish the Wildwood Knolls Water Tank and Shed.

Seconded by Supervisor Annabi for discussion.

Supervisor Annabi said we have discussed this with the District. The water tower has been decommissioned since the early 90's. It is an eyesore. We did go out and get it tested and there is only trace amounts of lead and asbestos. There is no hazard to the ground water; however we do have Federal ARPA money. If this is financially feasible to do, we will use our ARPA funds to remove it. If it is not possible, leaving it up will not harm the District. The Highway Department may be able to take it down as long as the concrete pad is not touched; but we are looking to get some estimates first.

Seconded by Councilman Luongo, unanimously carried.

APPROVE NORTHVIEW ESTATES SPRING CLEANUP 2023

Presented by Councilman Luongo

RESOLUTION #R23-152

RESOLVED, that the Town Board accept the proposal from Landwork Contractors, 57 Route 6, Suite 208, Baldwin Place, New York 10505 for the spring cleanup of Northview Estates, as requested and approved by the District. The total cost of the clean-up is \$2,000.00 including labor, material and equipment. All organic debris will be dumped at the highway organic waste yard. The cost will be covered by the District.

Seconded by Councilman Russo, unanimously carried

APPROVE DISTRICT PROPERTY GRASS CUTTING BID 2023

Presented by Councilwoman Tompkins

RESOLUTION #R23-153

RESOLVED, that the Town Board accept the lowest bid for the 2023 District Property Grass Cutting received from Landwork Contractors, 57 Route 6, Suite 208, Baldwin Place, New York 10505. There were two (2) bids received and Landwork was the lowest.

The total lump sum bid is \$12,970.00 for the 2023 season.

Seconded by Councilman Smith, unanimously carried

APPROVE CONTRACTOR FOR DISTRICT SPRING CLEANUPS 2023

Presented by Councilman Russo

RESOLUTION #R23-154

RESOLVED, that the Town Board accept the proposal received from Landwork Contractors, 57 Route 6, Suite 208, Baldwin Place, New York 10505 for the spring cleanup of the following District properties. The proposal is attached. The cost will be covered by the appropriate Districts. All leaves will be dumped at the Town Highway organic waste pile unless otherwise noted.

- RBL – Children’s Beach, Park Beach, Spur Beach, North Beach and Moon Beach (rake and remove all debris from beaches) - \$6,550.00
- Rake reclaimed sand back from Children’s Beach, - \$1,250.00
- Clean up dam area - \$1,450.00

Total RBL - \$9,250.00

- Lookout Manor – Beach and Parking Lot - \$1,050.00
- Wildwood Knolls – Beach and Boat Ramp - \$1,125.00
- Swan Lane Triangle Clean-up and mulch - \$1,600.00
- Barger Pond - \$550.00

Seconded by Councilwoman Tompkins, unanimously carried

RESCIND RESOLUTION #R23-103

Presented by Councilman Smith

RESOLUTION #R23-155

RESOLVED, that the Town Board rescind R23-103 for the repair of Lake Peekskill’s garbage truck, as the scope of work increased from the original \$22,107.31 requested.

Seconded by Councilman Luongo, unanimously carried.

Supervisor Annabi said these trucks cost about \$350,000.00 so it is much more beneficial to repair them then buy new ones. These repairs are much needed.

APPROVE LPID 2014 INTERNATIONAL GARBAGE TRUCK REPAIR

Presented by Councilman Smith

RESOLUTION #R23-156

RESOLVED, that the Town Board authorize the expenditure of \$25,110.50 for the repair of the Lake Peekskill Garbage Truck (G1). The itemized list of parts and labor is attached. The cost will be covered by the District.

Seconded by Councilman Russo, unanimously carried

APPROVE ADDITIONAL PERSONNEL FOR 2023 SEASON

Presented by Councilman Luongo

RESOLUTION #R23-157

RESOLVED, that the Town Board approve the following Lake Oscawana Harvester crew for the 2023 season (April – October). These positions will be paid at an hourly rate with no benefits. As the positions are flexible, they will work on an as needed basis and will be paid for by the District.

- Matthew Florio, Lake Oscawana Harvester Operator, @ an hourly rate of \$25.00.
- Brendan O'Brien, Lake Oscawana Harvester Operator, @ an hourly rate of \$24.00.
- Mike Smith, Lake Oscawana Harvester Operator, @ an hourly rate of \$24.00.
- Earl Smith, Lake Oscawana Harvester Operator, @ an hourly rate of \$24.00.

Seconded by Councilman Russo, unanimously carried

APPROVE UPDATED HEWLETT PACKARD ENTERPRISE FINANCIAL SERVICES PROPOSAL

Presented by Supervisor Annabi

RESOLUTION #R23-158

RESOLVED, that the Town Board amend Resolution R23-135 approving the leasing of ten (10) computers from Hewlett Packard Enterprise Financial Services, 200 Connell Drive, Berkeley Heights, NJ, 17922, to change (i) total from \$13,091.80 to \$14,419.60, which will be paid over a period of 36 months, and (ii) change monthly rate from \$360.64 to \$445.88. This amount is included in the Facilities Department budget for the purposes of upgrading equipment on a rolling basis; and

FURTHER RESOLVED, that the Town Board authorize Supervisor Annabi to enter into an agreement with Hewlett Packard Enterprise Financial Services in this regard.

Seconded by Councilman Luongo, unanimously carried

APPROVE OPEN TOP CONTAINER BID

Presented by Supervisor Annabi

RESOLUTION #R23-159

RESOLVED, that the Town Board award the 2023 Open Top Container Bid for Bulk Drop off to:

AAA Carting & Rubbish Removal
480 Furnace Dock Road
Cortlandt Manor, NY 10567

Bid I: no charge – thirty yard container for disposal of white goods and metal only. (no alternate size containers accepted). No weight limit

Bid II: \$650.00 per thirty yard container. (1st container ½ off) for disposal of mixed bulk items (No alternate size containers accepted. No weight limit.

103a & 103d were signed and bidder enclosed check for \$500.00
Additional bid was:

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Vendor Oakridge Waste & Recycling
307 White Street
Danbury, CT 06810

Bid I: \$300.00 – thirty yard container for disposal of white goods and metal only. (no alternate size containers accepted). No weight limit

Bid II: \$850.00 per thirty yard container. (1st container ½ off) for disposal of mixed bulk items (No alternate size containers accepted. No weight limit.

103a & 103d were signed and bidder enclosed check for \$500.00.

Seconded by Councilman Smith, unanimously carried

ACCEPT RESIGNATION FROM SEAN VAN HORN

Presented by Councilman Luongo

RESOLUTION #R23-160

RESOLVED, that the Town Board accept the resignation of Sean Van Horn effective as of April 15, 2023.

Seconded by Councilman Smith, unanimously carried, and accepted with regret.

HIGHWAY DEPARTMENT – APPROVE CHANGES TO PERSONNEL

Presented by Councilman Luongo

RESOLUTION #R23-161

RESOLVED, that the Town Board appoint Richard Hatfield III as a full time Laborer at the probationary rate of \$30.13 per hour effective, benefits included. He will be starting on April 17, 2023.

Seconded by Councilman Smith unanimously carried

APPROVE TRUCK BID FROM PARK FORD

Presented by Councilman Luongo

RESOLUTION #R23-162

RESOLVED, that the Town Board authorize the Supervisor to accept the following truck bid from Park Ford, 276 Route 6, Mahopac, NY 10541 for a 2022 Ford F-250 Truck at the price of \$61,904.43.

Seconded by Councilman Smith, unanimously carried

APPROVE BAN REQUEST

Presented by Councilman Luongo

RESOLUTION #R23-163

RESOLVED, that the Town Board authorize the Supervisor to obtain a Ban to purchase needed equipment for Highway use.

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Shawn Keeler
Highway Superintendent
SKRETER@PUTNAMVALLEY.GOV

David Conklin
General Foreman

Margaret Bradley
Senior Clerk Typist

Alexis Acayedo
Part-time Clerk

265 Oscewana Lake Road
Putnam Valley, NY 10579

(845) 526-3333 phone
(845) 526-4729 fax

Hours of operation:
7:00 AM - 3:30 PM

Town of Putnam Valley Highway Department

April 7, 2023

MEMORANDUM

TO: Jacque Annabi
Members of the Town Board

FROM: Shawn Keeler

RE: BAN request

I respectfully request a BAN to purchase needed equipment for Highway Use.

Street Sweeper approximately \$335,000.00

This is needed to assist with sweeping of roads. It is mandated that all roads be swept at least one time per year. This machine would be able to assist with cleaning of basins, especially the smaller basins around the lakes.

Dirt Screener approximately \$ 65,000.00

For many years the highway department has been cleaning road debris from along sides of roads, from basins, and extra fill when we do drainage. Unfortunately, we are running out of space in our highway yard. This machine would allow us to screen these materials and make clean soil. We also could use this clean soil when we have to repair lawns that were damaged during winter plowing. It will also be useful anytime we need to do drainage, or back up a berm on the town right-of-way that border resident's front yards. This product can be available to residents if needed.

(2) F-550 Dump Trucks approximately \$95,000.00 each \$190,000.00

These trucks would replace (#1) 2004 Ford F-350 dump which we received from Parks-n-Rec in 2014. It cannot be used to plow as it is in need of major repair. This vehicle would be auctioned off, and could probably sell for \$3,000.00 or more. (#2) 2010 Dodge Dump- we have put close to \$5,500.00 into it over the last few years. It is in need of \$5,000.00 - \$7,500.00 to keep it running. My mechanics believe it may need further work soon after that. This vehicle would also be auctioned off with a plow and sander. It could sell for \$10,000.00 - \$15,000.00.

(2) Western Plows approximately \$ 9,000.00 each \$ 18,000.00

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(2) Western Plows approximately \$ 9,000.00 each \$ 18,000.00
Needed if we buy the two F-550 trucks

(2) Western Sanders approximately \$ 8,500.00 each \$ 17,000.00
Needed if we buy the two F-550 trucks

(1) International 7500 truck approximately \$350,000.00

This truck would replace the 2010 International Dura Star which we are not able to use since November 2022. Parts are no longer available for this truck. We are having the part made. The international Dura Star when we purchased it, didn't fit the needs of the town. I can explain why it was purchased in person as it is easier face to face. When loaded with material it doesn't have the power to climb hills. They no longer make this vehicle, therefore, making it hard to get parts. We have spent \$15,000.00 on this vehicle over the past 2 ½ years just to keep it running. Once we receive the part, we will still need other repairs. It too can be sold at auction to \$15,000.00 - \$20,000.00.

Total estimated cost \$1,000,000.00

Sincerely,
Shawn M. Keeler
Highway Superintendent

Seconded by Councilwoman Tompkins, unanimously carried

PRESENTATION OF STATE BUDGET BY STATE ASSEMBLYMAN MATT SLATER

Presented by Supervisor Annabi

Assemblyman Slater said unfortunately right now we don't have a State budget. We just keep passing one (1) week budget extenders because there are key policy issues that we don't have consensus on. He said it's important to understand how the State Budget impacts Municipalities. Assemblyman Slater said unlike Municipalities, the State budget includes Article 7 language which is policy in the budget. There is a full reform package in place to change this which would make things flow easier if passed.

Assemblyman Slater said right now the biggest issue is cashless bail. He believes that cashless bail is the worst policy issue implemented in New York State. It has had a detrimental impact on our quality of life. Since Governor Hochul has come into office she has walked back cashless bail last year and is again trying to do it this year. She wants to remove the least restrictive clause from the policy, which in theory would give judges more discretion when setting bail.

In practice, this is a point which could be argued. Right now there is a stalemate between the Governor, the Senate majority and the Assembly majority. We are hoping when we go back on Monday we will see some progress. The State budget is massive, it will be about \$234 billion dollars.

Assemblyman Slater said after you get past cashless bail you get to the Governor's housing proposal. Her housing compact would require 800,000 multi-family units be built in Nassau, Suffolk, and the entire Hudson Valley, going along the Metro-North and Long Island railroad lines. During the Governor's State of the State she specifically called out Putnam County as a reason why this type of policy needs to get done. He felt it was an unfair slight to this County. It would require a 3% growth over three (3) years for each Municipality when it comes to housing. She provided \$250 million dollars for infrastructure for the entire project. The worst part of this is if a developer, or an application comes before your Planning Board, and your Town does not give its approval to move to the next step, they can go up to Albany to an Appeals Board who can tell you it must be done. This takes away local control. This does not affect Putnam Valley because you don't have a train station. She also does not want a SEQRA review for these housing proposals. Supervisor Annabi does not understand how all of this housing can be done on septic systems. Assemblyman Slater said there is bi-partisan agreement against the housing compact. There is nothing wrong with diversifying our housing style but it has to be done the right way, local governments should have a say.

Assemblyman Slater said he worked with County Executive Byrne on ETHmap dollars. ETHmap dollars are allocated by the Federal Government each year and sent to Albany. Albany then disperses them to the Counties to implement Medicaid Programs, it's a safety net. The Governor has proposed to take \$635 million dollars from the Federal Government, and sweeping it away from the Counties and pouring it into New York City to deal with the migrant crisis. The problem with it is it leaves the Counties with a choice, they will either have to cut services because they don't have the funding for them, or they will have to figure out a way to pay for them. How do you pay for them?...Property taxes. If you look at the New York State Association of Counties who estimates property taxes will be forced to increase by 7 – 14% depending on the County in which you live in. We are already facing an affordability crisis. Assemblyman Slater has introduced legislation in partnership with Congressman Marc Molinaro and Congressman Mike Lawler to prohibit the Governor from sweeping these dollars that the Federal Government earmarks for Medicaid programming. Congressmen Molinaro and Lawler have done the same at the Federal level.

Assemblyman Slater, having come from local government, asked to be on the Transportation Committee because he appreciates how much work it takes to take care of local roads. He said we have the most assets in the entire State, yet when you look at the latest conditions report, we have the worst rated state roads in the entire State of New York. The funding apparatus is broken. There is no formula based approach to actually figuring out how much money gets distributed to each region. He is working on a solution that would drive more dollars to the Hudson Valley Region so we can finally address our crumbling infrastructure. The Governor proposed keeping our CHIPS money and our EWR money flat and the problem with that is that the cost of pavement has gone up 30%. We had a rally in Albany calling for more money for local roads to offset the increase in construction costs.

The Governor did propose cutting State funding for Veterans programs. Thankfully on a bi-partisan basis we were able to restore that budget. The Governor did make a record investment in mental health in her proposal for school funding and this is desperately needed in this State and also public education. Governor Hochul is looking to increase Putnam Valley by 2 million dollars in school funding.

Assemblyman Slater said we do have legislation out for a vote that would allow Putnam Valley to advertise on your ballfields which would be good for your Parks and Rec. Department, you can use it to generate some non-taxpayer revenue. Additionally, our lakes in the region deal with lots of harmful algae blooms and the State doesn't seem to have a great program when it comes to supporting our communities who are dealing with this. Assemblyman Slater has introduced legislation A 62-66 which would provide a Commission to study the effects of this on lake management. It would also allow for the classification of algae blooms as a water contaminant.

Supervisor Annabi said NYSE&G plans to increase their rates by 23%. Assemblyman Slater said no, it's 31%. Supervisor Annabi said she knows that you have no control over that correct? Assemblyman Slater said utility prices are going through the roof. NYSE&G's billing mechanism has been a disaster. There are a lot of issues going on. There is a supply rate and a delivery rate. NYSE&G charges you the delivery rate because they deliver your electricity which is regulated by the State of New York through the Public Service Commission. The supply rate is an unregulated entity that is reflective of the economy. This is why the price fluctuates. The supply cost is passed on to rate payers. There is an energy policy disconnect. He does support green energy initiatives; but there has never been a cost benefit analysis completed to tell us what the cost is to implement the green energy initiative and what the cost is to rate payers. Supervisor Annabi said how about instead of making it a monopoly each town should be able to choose who they want to deliver their energy. Assemblyman Slater said he agrees and does not understand why the State regulates it in such a way where there are monopolies especially when it comes to NYSE&G. To be fair NYSE&G has made some drastic improvements in the last five (5) years especially when it comes to storm

response. They are a Rochester based company and that is where most of their customers are, so that does seem to hurt rate payers here. We need to get our arms around a sound energy policy that is not going to break the backs of rate payers. Supervisor Annabi said some seniors have to choose between getting their medication or putting heat on. We have to find a way to fix this. Assemblyman Slater said there are bi-partisan bills that address this in the pipeline. Councilwoman Tompkins said you will not be able to buy a gas powered vehicle in California in the next few years. Assemblyman Slater said there is another initiative that will require all new buildings to be electric. He can understand the idea of why this is necessary but there is no cost analysis. He added that now they want to run an extension cord down the Hudson River using hydropower from Canada to New York City. There needs to be some common sense in Albany. Supervisor Annabi said you all want to do the right thing and we appreciate you being an advocate for us in Albany; but it does seem like nothing gets done anywhere. Assemblyman Slater said he hears the same frustrations from his colleagues on the other side of the aisle. He said people do want to work and collaborate together because they see the impact that some of the policies are having. Highway Supervisor Keeler mentioned having heard that electric powered highway vehicles may be part of the future, to which Assemblyman Slater said as far as electric vehicles go there is no engine big enough to power a plow, plus the hours it takes to charge it, and the short length of time they stayed charged makes that idea implausible as least for now and in the near future. The technology is not there now, and again the costs have not been studied. If anyone has any questions or concerns please call Assemblyman Slater at 845-278-2923, or you can contact him by email at slaterm@nyassembly.gov.

DISCUSSION ON 11 OSCAWANA LAKE ROAD

Presented by Supervisor Annabi

Supervisor Annabi said when last we met we were talking about 11 Oscawana Lake Road and your concept plan for seven (7) bedrooms. The Board has discussed this and we of the opinion that seven (7) bedrooms is not a feasible concept that they could move forward with. Supervisor Annabi said I know you were going to talk to the Board of Health, what occurred with that discussion?

Project Architect, Robert Keeler, said as far as the reestablishment of the existing septic we had a determination from Joseph Paravati, Senior Public Health Engineer, which states that since we are in a sewer district, it would not be permitted because it could not be brought up to today's code. The option of trying to utilize any existing septic system that would be usable would not be acceptable to the Board of Health. Supervisor Annabi believes there is a contradiction here. She said, because there is sewer there you are technically required to tap into the sewer, but Joe told us that because we were at capacity you would have to do septic for the residential, and the

commercial could stay on the sewer. Phil Keating asked if Joe from the Health Department said the Town is at capacity. Supervisor Annabi said yes, he said we are at capacity. She added our sewer plant is at capacity at 60,000 gallons a day. Right now with the vacancies we are doing 48,000 gallons per day. Once you include those buildings that are currently vacant we are at capacity. So if we gave permission to your site, we are taking it away from another site. Mr. Keeler said Joe indicated that he does not have any records or background on the sewer district so Mr. Keeler believes that Joe does not have the background information to determine the flow capacity. He added that it is not a holding tank but a pump that continuously flows. It's really just the allowance of what we can put into the Peekskill system. Supervisor Annabi said currently, we are accounting for these vacant buildings, which we are hoping will be filled; we cannot take away from these buildings. Mr. Keating said if seven (7) bedrooms are unreasonable, what amount of bedrooms would be acceptable? Supervisor Annabi said your site is currently at 600 gallons per day, and the commercial area is already at 300 gallons per day, that leaves 300 gallons for upstairs, that is 150 gallons per bedroom. To stay on the sewer that gives you two (2) bedrooms upstairs total.

Mr. Keeler asked if there has ever been another application that has been referred to the Board. What initiated this project to be the first one (1) that needed Town Board approval? There have been other changes done in the sewer district over the last ten (10) years. Coming before this Board is mentioned briefly in the Comprehensive Plan of 2007, but is it anywhere else? Why are we the first and only ones? Supervisor Annabi said those vacant parcels and empty buildings have been accounted for as far as usage is concerned. Mr. Keating said the building that was Oregon Hardware only had $\frac{1}{2}$ a bathroom; and it is now a beauty parlor with vastly more water, and sewer usage. Why didn't that have to come to this Board? Supervisor Annabi said she cannot say why something happened before she was on the Board. Mr. Keeler said he believes that there are still buildable lots in the sewer district. If the flow is allocated based on assessed value right now, once you build on that land won't the flow rate increase with the raised value? Supervisor Annabi said that is correct. Mr. Keeler added, what we are proposing to do would increase the overall value and enhance downtown Putnam Valley. How is the additional future value allocated? Supervisor Annabi said if you were to reassess your lot to get the quantity you want of seven (7) bedrooms your assessed value right now would need to go up about 600 thousand. Attorney Ryan said everything is still limited on what the pump station can handle. Whoever wants to build there has to know if the sewer capacity is not there they will have to consider if they want to put in a septic until such time as we can upgrade that infrastructure. Mr. Keeler said the infrastructure is not the issue here it is that contract with the City of Peekskill. Supervisor Annabi said we are applying for grants to do upgrade the infrastructure, we have just applied for another grant just recently.

Mr. Keating said by rights we can put apartments up there under the zoning laws. However, even though the code says residential is allowed to be up there the reality of the situation is that we can't do it at all. We have a vacant building which is deteriorating, and we have a buyer who is going to walk away. Supervisor Annabi said it is not that we are not going to let you but what we can hold in our sewer plant doesn't allow it. She has no control over that. Mr. Keating said you all seem to be on board with the plan, but you know two (2) bedrooms are unreasonable. Attorney Ryan said there are vacant buildings in the sewer district that are paying taxes for that allocation. We cannot just redirect that.

Mr. Keeler said we went to the Planning Board in the summer, why did it take so long to get to this point, why were we not told earlier? We wasted a lot of time and money. We did not have all the information upfront. Attorney Ryan said she was at the meetings where you first brought your plans to the Planning Board. They researched the flow rates after that and when she finally got the numbers she gave them to you right away. Mr. Keating said it still took five or six months. Councilwoman Tompkins agreed with Mr. Keeler and Mr. Keating and said the Town's processes are flawed and need to be looked at.

Supervisor Annabi said her conversation with Joe is completely different than your email with Joe. Joe told her that the septic could 100% occur on that parcel even though it is in the sewer district because the sewer is at capacity both by contract and by the size of the tank. She needs more clarification from him. Mr. Keeler said because the septic that is already there has been abandoned for more than 30 years it needs to be brought up to today's code which is basically a new system as far as the Board of Health is concerned. It would not be a repair. We don't have the lot area there needed. Councilwoman Tompkins asked how many bedrooms could you live with. Mr. Keeler said two (2) units with five (5) bedrooms make sense for both parties.

Supervisor Annabi said if the County Board of Health says you can put a septic system in to accommodate the seven (7) bedrooms is that something you would consider? Mr. Keeler said it's not feasible because we don't have the land. Thomas Vitale the potential buyer said having flow rate based on assessed value makes zero sense to him. There are no water meters, it is all based on assessment which is not fair to anybody. He feels the capacity allowed us of the 60,000 gallons defined in the contract also seems to make no sense. Supervisor Annabi said this system was created over 35 years ago. Supervisor Annabi also said our Building Inspector had to go out to the sewer many multiple times to make sure it did not overflow into the Peekskill Hollow Brook, as does the person doing that now at the current 48,000 gallons. If we allow it once we will have to allow it again. We first need to do an expansion. We have asked three (3) times to increase the expansion tank. We just got an okay from a current Congressman, but even if it does move ahead we won't see the money until the end of 2025.

We do plan on expanding that tank, but at this time the mixed use at that building with seven (7) bedrooms is not feasible. If you want to try it for five (5) bedrooms you have to change your concept. You have to go back before the Planning Board. Attorney Ryan said if the Town Board agrees that five (5) bedrooms would work, and they go before the Planning Board and get approval, they do not have to come before the Town Board again. Supervisor Annabi said they will talk about it in Executive Session and they can come back next week, but they need to go over all of this information.

Mr. Keeler asked if all of the equipment at the sewer station is still there from the 1980's to which Supervisor Annabi said yes it is. He asked other than grants are there any other things being discussed to update what is there? Supervisor Annabi said we are being given the no longer usable police substation on Peekskill Hollow Road, they have authorized us to demolish that site. Once that site is demolished that is where we plan on putting the new expansion tank. We are trying to move forward because otherwise there is no land to do this. She added that we are all in favor of mixed use and we would all benefit from it. Mr. Vitale said if they ask for five (5) bedrooms and you know eventually you are going to do what you need to do, can't you just approve the concept now? Supervisor Annabi said we can't do that and just take a chance. We must do our due diligence. Mr. Keeler said he will FOIL a copy of the sewer map with the Town Clerk. Supervisor Annabi said eventually meters need to be put on these buildings but that takes money. Supervisor Annabi said she also wants to look into that change from the Hardware Store to the Beauty Salon Shop. Mr. Keating said you should also look into the new Pet Store as well. She does not know the answer as to why you have had to come before us and the other changes did not. Give us some time to get back to you. Attorney Ryan said you had to come before the Town Board due to health, safety and welfare risk because you would be changing the flow. Mr. Keeler would like to see a report as to the existing conditions of the pump station; and what has been proposed as far as grants. Mr. Keating said please put us on the agenda for next week. Supervisor Annabi agreed.

BUILDING DEPARTMENT REPORT- MARCH 1, 2023 – MARCH 31, 2023

Presented by Supervisor Annabi

RESOLUTION #R23-164

RESOLVED, that the Town Board accept the Building Department daily fee report and summary for the month of March 2023, for filing with the Town Clerk.

4/10/2023

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

T.C

From: 3/1/2023 To: 3/31/2023

Fee Type	Count	Amount
ADDITION/ALTERATION	1	\$346.00
CW	5	\$375.00
DECK	2	\$460.00
DEM/R	1	\$100.00
ELECTR APP/INY ELEC	6	\$240.00
ELECTRIC APP/SWIS	16	\$630.00
GAS/PROPANE	3	\$226.00
GENERATOR PERMIT	4	\$300.00
HVAC	6	\$600.00
IN GROUND POOL	1	\$525.00
MG	1	\$150.00
Mi	2	\$150.00
OIL TANK	3	\$375.00
PERM	14	\$5,850.00
PERRE	1	\$2,866.00
PL	6	\$663.00
RE	6	\$3,358.00
RU	2	\$375.00
SEARC	13	\$2,600.00
SOLAR PANELS	3	\$962.00
TREE	1	\$75.00
WETADM	3	\$150.00
WETL	3	\$400.00
WT/S	4	\$410.00
Total Fees Collected:	107	\$21,985.00
Cash	12	\$2,205.00
Check	95	\$19,780.00

Seconded by Councilman Luongo, unanimously carried

Supervisor Annabi reminded everyone that we have Town Wide Clean up this weekend and every weekend until April 29th. We have the bags, vests, and garbage pickers-uppers. The Highway Department will pick up the orange bags. Councilman Luongo said please be careful and be aware of your surroundings.

TOWN OF PUTNAM VALLEY
TOWN BOARD WORK SESSION
APRIL 12, 2023
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On April 18th the County Legislatures will be discussing the fiasco at Oregon Corners. Please join Supervisor Annabi at the County Building in Room 13 at 6:30 PM and let them know that enough is enough. We want our bridges done! We are the victims here.

Supervisor Annabi made a motion to go into Executive Session to discuss a litigation and personnel matter. No new business will be conducted afterward.

Seconded by Councilman Smith, unanimously carried.
Supervisor Annabi made a motion to close the meeting at 7:48 PM.

Councilman Luongo seconded the motion, unanimously passed.

Respectfully Submitted


Sherry Howard
Town Clerk
4-17-2023

