

TOWN OF PUTNAM VALLEY
REGULAR TOWN BOARD MEETING
WEDNESDAY, JULY 19, 2023
6:00 PM

AGENDA

Pledge of Allegiance

1. Presentation – Putnam Valley Girl Scout and Daisy Troops
2. Public Hearing – Regulations for short-term rentals
3. Departmental Reports
4. Supervisor's Comments
5. Legislative Report
6. Approval of Minutes
7. Parks and Rec: a. Approve Changes to Personnel
b. Approve Refunds
8. Public Comment
9. Audit of Monthly Bills
10. Budget Transfers and Amendments

TOWN OF PUTNAM VALLEY
REGULAR TOWN BOARD MEETING
WEDNESDAY, JULY 19, 2023
6:00 PM

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

ALSO PRESENT: Town Clerk Sherry Howard
Town Counsel Sarah Ryan

Recitation of the Pledge of Allegiance.

Councilman Luongo asked for a moment of silence to honor our troops stationed at home and around the world.

AMENDMENTS TO THE AGENDA

Presented by Supervisor Annabi

RESOLUTION R#23-250

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

REMOVE: Presentation of Putnam Valley Girl Scouts and Daisy Troops - due to the Public Hearing. It has been rescheduled to August 9th.

Seconded by Councilwoman Tompkins, unanimously carried.

ADD: 6A. Waiver of fees for the building permit of a handicap ramp.

Seconded by Councilman Luongo, unanimously carried

PUBLIC HEARING FOR REGULATIONS FOR SHORT TERM RENTALS

Presented by Supervisor Annabi

Supervisor Annabi said short term rentals are a very hot topic which has been going on throughout Putnam Valley, the State, and the entire Country. Short term rentals (STR's) are defined as the use of a rental facility for less than 30 days. New York State says anything over 30 days is considered a tenant status. This means a person cannot be removed without a court order, in other words this would be considered an eviction.

Supervisor Annabi said this is happening; we cannot keep our heads in the sand. We need to regulate this because people are using short term rentals. It is not like in the beginning when people were just renting out a room in an owner occupied home. We need regulations for many reasons; one (1) of them is so that the host understands what the Town expects of them. Additionally, host sites such as Airbnb and Verbo etc. also need to understand what the Town wants and expects of the hosts. Our goal is to put a law in place so people follow it and move forward. The good thing about these rental sites is that they are very strict when it comes to a host. If the host violates the Town's regulations, there are repercussions that the host will face. It is possible that the host can even be removed from the site. If they are removed from the site they will lose money.

Supervisor Annabi said the law we are presenting was very successful in another Town called Floyd, New York. That Town is similar to us in population and area. She added we are here to hear your concerns, not to debate or answer them. Supervisor Annabi said there is currently nothing in our code that covers short term rentals. This will be considered a "special use permit".

Resident of Roaring Brook Lake Ina Cholst said I am a retired Doctor and an active member of quite a few Putnam Valley, RBI, and NYS committees, clubs and organizations; today I am talking as an individual, not as a representative of any one of my wonderful organizations.

Ms. Cholst said, if you know me, you know that I love this community and this area. I didn't know it when I moved here, but it turns out that I am an avid gardener, hiker, swimmer, and cross country skier, and I love lakes. I am thankful that I have discovered a community so great! A place where people come together to rescue carp, to protect undeveloped land, to get an overpass built, to be volunteer firefighters, or emergency caregivers, to coach little league or lead a scout troop, and always to enjoy and protect the beautiful forests, and lakes that make this Town a special place. A huge thank you to Supervisor Annabi for this incredible amount of work that it took to get this proposition to the Town Board and to this Public Hearing.

It is an honor for me to be here today, as we discuss as a community how best to go forward accepting the future with the short term rental market that has exploded around us, without losing the closeness to nature and community that makes Putnam Valley so unique.

Ms. Cholst said, I think we can have both, if we are respectful and moderate about both points of view. I think that Supervisor Annabi's blueprint is the way to go. It makes provisions for registering and inspecting these new businesses, for safety, and for impact on both the community and the sensitive ecology in which these homes exist. Most importantly, it makes provisions for a cap on the number of STR's that will be allowed. I believe that both community closeness, and the ecosystem can be preserved with a small number of STR's, but not if we allow more. It is impossible to know what the tipping point is, but I believe there is one. Putnam Valley has about 4,100 households, which are about 90% owner occupied. These are over 95% homes with septic's and wells, with an average household size of 2.85. There are about 1,800 households in the three (3) major lake districts, (900 in Lake Peekskill, 600 in Oscawana, and 300 around RBL). Putnam Valley has about 43 STR's presently active as businesses. There are 10 in Lake Peekskill, 10 in RBL, and 12 in Lake Oscawana, (with 6/12 of the Oscawana Properties in Abele Park). Another 11 are not in Lake Districts. So homes that are not on the Lake have about 1/2 of 1 percent existing STR's, and homes that are on the lake are about 2% STR's (about 4x higher). This is important because lake communities, while disproportionately affected by STR's, are in many ways the most vulnerable to the undesired effects of STR's. Ms. Cholst added, that she is generally in favor of the proposition.

She would add the following:

1. **Cap** -- I agree strongly with the considered proposal's provision for a cap on the number of STRs that will be licensed in the Town.
 - a. I suggest that the Town Board consider a change such that a public hearing be held before raising the cap at any time, since the Town Board may not always be aware of local problems. It would seem reasonable to me to set the original cap where it is now, at about 42. In this way, existing businesses will be accommodated --and the businesses will be allowed to continue, as long as they follow the code and regulations. New businesses can be considered in the future, separately.

I suggest a few small additions to Part T House Rules:

2. **Septic system instructions:** No disposal of food, coffee grounds, or chemicals down drains or to flush anything except toilet paper and human waste. Not to drive or park on septic fields, and their location.
3. **Noise** -- Awareness of how noise travel on lakes and request for consideration of all neighbors, not just adjacent.
4. **Boats and other fishing gear etc.** No aquatic hitchhikers --Clean, drain and dry information,
5. ~~_____~~
6. On lakes, generally, and definitely on the lakes in Putnam Valley, the parcels are significantly smaller and closer together, which makes noise more bothersome. Lakes themselves have a "megaphone" effect on noise. Short term renters may be unaware of this effect.
- 7.
1. **Noise** -- On lakes, generally, and definitely on the lakes in Putnam Valley, the parcels are significantly smaller and closer together, which makes noise more bothersome. Lakes themselves have a "megaphone" effect on noise. Short term renters may be unaware of this effect.
2. **Septic systems** --smaller parcels together with rockier, steeper terrain, mean that fewer existing septic systems around lakes have conventional fields. Many small parcels have what are called "seepage pits" (or some ecologists just call them cesspools). These may satisfy health requirements.
 - a. However, protecting a lake is different than protecting public health. Most of the aging and inadequate septic systems around our beautiful lakes do not have the ability to decrease the tons of nutrient pollutants (nitrogen and especially dissolved phosphorus) that are found in septic effluent. Note that that these nutrient pollutants are perfectly safe to drink, they just have awful effects on water quality.
 - b. Average population density in STR homes is higher than owner occupied homes. Remember, Putnam Valley homes have an average household size of 2.85. The density in the STR homes might be 2 or 3, but often it is more.

Mike Mocuiski, Roaring Brook Lake Resident and President of the Roaring Brook Lake Property Owners Association said he thinks this is a well-crafted law which balances the needs of a homeowner to use their property properly with the safety of the residents of the area, and with the safety of the people who are renting the property.

As a First Responder with both the Fire Department and the Ambulance Corp, he wants to make sure we are not responding to these houses because they are not following the house rules. Mr. Mocuiski said he is not speaking on behalf of the Property Owners Association, which has not taken a stand either way on this; he is speaking as a resident. He would also like a clarification on Sections **R** and **S** of the new codes. He mentioned that in Section **R** it says the permits are good for two (2) years and in Section **S** it says the permits are good for three (3) years. Town Attorney Sarah Ryan acknowledged that error and said they will be revising it to read three (3) years in both **R** and **S**.

Roaring Brook Lake Resident Margaret Brown said this is much needed and thanked the Town Board for bringing it to the forefront. Her concern is how the advertising is done, she noticed that a lot of the Roaring Brook Lake homes for rent say "Lake Access"; but they are not on Lake Front so they don't have lake access, which means they are violating the rules of the District. These people go to our District Beaches, and then they take day trips later on and return to our beaches. We are close enough to the city for them to come back and think they can use our lake anytime. This has been a problem all along. Supervisor Annabi said this is an issue with all of our lake and this is not a short term rental problem alone. The answer she has is to always have your tag; everyone has one (1). If you see someone you don't recognize the lifeguard and/or monitor has the right to ask to see someone's tag. If they don't have one (1) they should be asked to leave. The Sheriff can be called if they refuse, this is trespassing. Please don't confront people or be aggressive but you can ask.

Crescent Lane Resident, Sam Oliverio said, he commends the Board for taking on this task, it is absolutely needed. He does have concerns about these transient rentals. He has seen communities in the south destroyed by corporations buying up homes and making a fortune. These people don't care about the community. They don't care about septic's or water, they only care about the money. These regulations are so needed. Mr. Oliverio doesn't have an issue with someone who wants to rent out a room or a cottage they own because they are residents of our community. People who do not reside here have their own concerns in their own locality. Corporations buying up our homes also can deny a young family the ability to own their own home in our community. Mr. Oliverio said he does have a couple of concerns; make the fees for the permit substantial enough so that you can hire another separate part time Inspector to go in and look at the house to make sure it is safe. Secondly, underline and highlight contact numbers; when a riotous party occurs and you can't get through the road, you have to be able to contact the owner. Please pass this law before the end of the year.

Roaring Brook Lake Resident, Tim Harper said they have purchased the small semi-abandoned house next door. They purchased it for their kids to use, but pretty soon some of the neighbors were asking to rent it for their visiting children and families. People started to help with some of the fees for cleaning, renovating etc. Mr. Harper does not want to be included in this law, but if he must be included he would like to have some amendments added to the law to exempt people like himself who are just having friends and family use their second home. Mr. Harper understands the need for this law and it does make sense; but he is not a business and they don't list the home on any sites. There is no paperwork or lease or rent. Some people do chip in, but some don't. He said, we are not making a profit. Supervisor Annabi said Mr. Harper's concern is that he is not short term rental and he doesn't want to pay the tax. Supervisor Annabi told him the tax is coming from the short term rental sites. It is just like booking a hotel on line. Town Attorney Ryan said if you have a question as to whether or not you need to register your property, the process would be for you to apply to the Zoning Board once the law has been enacted for their interpretation.

Lake Oscawana Resident Lisa Yarusso said she has two (2) issues she would like to discuss. 1. Please consider a density for the lot size for the Airbnb's. She lives in a community that has five (5) houses on less than one (1) acre. Her recommendation is that the property should have at least one (1) acre in order to be considered for a short term rental. 2. We live in a very small community with common property. There should be rules and regulations added to this law to govern small places with common property. This could jeopardize our privacy, our safety, our liability, it just makes it uncomfortable because our houses are so close together. Ms. Yarusso thanked the Board for hearing her and presenting these codes.

Long time Abele Park resident Sandy Newman said, he is very concerned that this law does not differentiate between the lakefront properties and the rest of the Town. Mr. Newman said there are environmental components here. In the 1960's you could stand on the concrete swimming dock and look down and see the bottom of the lake, you can't do that anymore. The lake has badly deteriorated; I know there has been a lot of effort to remedy this and I applaud the Board for trying to get ahead of the STR issue; but there are a lot of issues that can't be covered by the rules in a vacuum. Mr. Newman asked how many permits are going to be issued. The statute appears to say the number will be determined at a later date. That is not a good idea, when someone is turned down, you are inviting a law suit; there has got to be a basis. We also need rules and regulations about the uses for common property. A lot of the work at Abele Park is done by volunteers. The owners of the properties do not get any benefit from the STR's; but the common properties that we use will be used by the STR's. There are a limited number of parking spaces at Abele Park by the water. Mr. Newman is concerned about the quality of life for the people that are there. He also does not want to be the "check your tag police", and he does not believe that the Sheriff will come whenever someone is there without a tag. What about people who don't return the keys for the boat launch? They could come up and use them at another time. Who will enforce all these rules?

Lake Peekskill Resident Perry Jones said he has some concerns with Section E of the law. It states, "Parcels utilizing multi-family dwellings will be prohibited from being issued a permit". Mr. Jones said we live in our multi-family, and if you are living in your home you should be exempt from having to get permits to rent it at all, whether it's short term or long term. Mr. Jones also feels that around the lake there are a lot of long term rentals which are more run down than the short term rentals. There should be some rules and regulations on the long term rentals as well. He added that if he is living in his property whether he is renting a room or an apartment he should be excluded from being allowed to do that which is what Section E is saying. Attorney Ryan asked Mr. Jones if he lives in a preexisting two (2) family. He responded that he does. Ms. Ryan said a multi-family is more than two (2) dwelling units under the definitions in the code.

Resident Chris Prezzano asked why there is a magic number of 30 days. He knows from Supervisor Annabi that that's when the eviction process can be started. He continued and said, so what magically happens at 31 days that you no longer need a fire inspection; does the house suddenly become safer? Attorney Ryan reiterated that the definition of a STR is less than 30 days. She said under New York City law that number triggers tenants' rights. Mr. Prezzano then asked if someone wanted to rent my place for 31 days then do I need any of this. Attorney Ryan said if you were renting for over 30 days it would not be covered under this law. Mr. Prezzano asked if the Town checks the safety of a house in the case of a long term rental. Supervisor Annabi said no, that would be the homeowner's responsibility. The 30 day mark comes from New York State. Mr. Prezzano said wouldn't it be more fair if everyone who is renting has to follow the same rules? Supervisor Annabi said one (1) is under a Special Use Permit, and one (1) is not. Mr. Prezzano noted that the only problems he has ever had in Abele has not been with STR's, but with full time people who live here. Supervisor Annabi responded by saying there are regulations involved in that too. Mr. Prezzano said he is not opposed to this law, he is opposed to the fact that it applies only to 30 days or less. Supervisor Annabi said there are separate regulations for long term rentals but this is not what we are dealing with in relation to these codes. Mr. Prezzano added that we have codes in place already for noise, garbage etc. why are we not enforcing those instead of adding more laws? Supervisor Annabi said we have to regulate short term rentals as we have nothing in the books for them so we have to create a code for short term rentals. Mr. Prezzano would like to know how many times the Sheriff has been called with complaints on short term rentals? Supervisor Annabi said she does not have those statistics, but she will be happy to discuss it with the Building Inspector who has a litany of complaints surrounding short term rentals.

Abele Park Resident Gabby Darbyshire said she feels conflicted, because on the one hand she understands the need for these regulations, but wonders about fairness in how they are applied. She added that she has not been able to live here full time as of yet, but she would like to be able to do so in the future. She lost her job during covid, and had to go out of State to work. The only way she can keep her house is to rent her property to very sensible people. She is very discerning as to who she rents her home to. She feels as if with this new law, if anyone gets squeezed out they will no longer have a place here. Ms. Darbyshire asked about the cap, and wondered if the cap is big enough to include people who already have this situation so no one will be excluded which is a fair place to start. This would make sure no one new can come in and try to make businesses of it. It would protect people who bought in good faith, and we have the right to do something with our property and should not be excluded from getting a permit. Ms. Darbyshire said, when it comes to renewals the new code states, "renewal applications shall be subject to the cap as determined by the Town Board and will be processed on a first-come-first-served basis", and this is completely unfair. If you do everything right and miss the mailing or whatever you should not be shut out, that is unthinkable.

Valerie Light, (who is the co-owner of Furthermore Cabin rented on Airbnb since 2018 which is located in Lake Peekskill) said owning a home in Lake Peekskill was only possible because of their plan to rent it for part of the year. Ms. Light said we live there about 100 days a year, we do it to meet the property costs, not to make money. When we were looking for a home to buy we checked the regulations which were a little murky so we went into this with a plan B in case something came down from the Town. She said we want to do this ethically and we don't want to fly under the radar. We prefer not to deal with beach guests, we don't want anyone loud, and we don't allow kids, we don't want parties, we just want to be able to pay our mortgage and our taxes.

Lookout Manor Resident Patty Villanova said

TO: PUTNAM VALLEY TOWN BOARD
FROM: PATTY VILLANOVA, 14 West Ave.
RE: SHORT TERM RENTAL- AIRBNB LAW- PUBLIC COMMENTS

Please make my comments part of the record for this public hearing about the proposed law for short term rentals. aka the "Air BnB law".

If past history is any example, I don't expect that the Board will take into account my comments or any others that suggest this law is not all it's cracked up to be, and it will be passed regardless of the facts or public opinion.

Nevertheless I would be remiss if I didn't make my views known so at least there will be a record of opposition to this badly conceived piece of legislation.

Contrary to its stated purpose, this law does not improve the health, safety or well being of the residents of Putnam Valley- all it will do is create another hardship for people who are trying to make some extra money to pay their taxes. In short, it is just another money grab that will profit few if anyone in our town. Our property rights are sacred and should not be tampered with unless there is a most compelling reason- not because politicians decide they want to increase their revenue and power.

Maybe we should ask- Why do residents go through all the trouble of renting out their homes in the first place? The answer is simple: BECAUSE THEY NEED THE MONEY to pay the ever increasing taxes on their property as local government spending is out of control on every level. If this board really wants to help the townspeople, the answer is to lower taxes, not promulgate regulations and codes that will be ineffective at best. But I digress.

We do not need more laws-take a look at our existing town codes. There is a solution for every problem that's been mentioned in this new rental law. The truth is that the laws we have are either not being enforced or in some cases they are being selectively enforced. If people are breaking the law by acts of vandalism, loud noise, littering, etc. then we have plenty of enforcement personnel to take care of it, starting with the Sheriff and including our code enforcement officer. Sometimes the worst problems are caused by people who live here all year round. If they're doing something wrong, what difference does it make if it's a guest or an owner?

Furthermore this law does nothing to protect the interests of the people that are most affected- namely the residents of our lake Districts like Hilltop, Lookout, Abele and the others where residents have the right to use Lake Oscawana. Let's face it- the majority of AirBnb guests want properties with lake access, most of which are in these areas.

Speaking of which, here's a perfect example of a good law gone bad - local law #11

amending the town code as it relates to mooring boats in our lake districts which was passed last year. Although I should have known better, I was very much in favor of this law because I thought it would eliminate a problem that we had with non-residents who were using our beaches like their own private marinas.

Fast forward to this summer and despite the law, we still have non-resident owners who are mooring their boats and parking their cars at our beaches with impunity. To add insult to injury- the district clerk has given a Town registration decal tag to a boat that is owned and registered in Connecticut by someone who clearly doesn't live in Lookout! See how that works?

If the Town itself doesn't respect and enforce the existing laws that are on the books, I see no reason for this board to pass additional legislation whose only effect will be to take more money from the pockets of hardworking taxpayers while giving the government even more power over our lives and property to no good effect.

Resident David Spittal said he was lucky enough to have bought a piece of property a year and ½ ago which he rents. Right now he is renting it longer term, but when the house was purchased he had certain rights which he will no longer have once this code passes. He believes that this is a solution in search of a problem. Mr. Spittal said, people who live here, whether they rent or they own, have parties, and how would these regulations stop a party from happening? He feels he will have less property rights, that there will be more taxes, that this will be a regulatory regime, and that there will be a need for increased enforcement, and a bigger Town government. Mr. Spittal is against this, he does appreciate and respect the Town Board's service but believes this will reduce the value of his investment.

Abele Park Resident Claudia Levy said her family has owned this house since 1935, and it is not winterized. As a consequence of this she has to be a part time resident. She has no intention of renting her house. It is important to her to be active in the community and be an active participant in the community. She needs to know what is going on and would like to be informed of the meetings and issues. Supervisor Annabi suggested she sign up for "Putnam Valley Alerts" at PutnamValley.gov, and you can also go to the Town website.

Dr. Henry Spinelli from North Shore Road said he sits on two Boards, (a co-op, and a condo), in New York City where they banned short term rentals because of major problems. They advocated City Council Local Law 18 to ban or at least make the rules, regulations, and taxes such that Airbnb is suing the City of New York. Dr. Spinelli said there are down sides to STR's and for people who argue about the monies, he thinks that STR's engender use of our resources, our infrastructure, our environment, our lakes, and also our services i.e. our police, fire, and ambulance. Now there is a bigger financial burden for the Town; and the advocates for no taxes and no fees are fiscally irresponsible.

Who is going to pay this? Is it going to be the full time resident subsidizing basically an hotelier? This is no different from having 100 motel rooms around the Town – you wouldn't give Marriott that right, no taxes, no fees.

Lake Peekskill Resident, Gordon Murray, said he feels the new codes are not as nuanced as they should be. One (1) of the things this doesn't discuss is septic, the permeability of the soil, the number of bathrooms, the number of bedrooms which are relative to the holding tank, and what your septic field is. If you have a house which has a functioning septic field, and you already have a bedroom in it, and you are renting it out, it's not going to overflow into the lake. Following the rules to having clean water are separate from what's happening with this. Mr. Murray and his wife have thought about going away for six (6) months, and he thought he could rent so he didn't have to pay his own mortgage while they are away. If he can only get somebody for 25 days and somebody else for 31/2 months he's suddenly got to be licensed by the Town. It's a can of worms and it has been for a long time. People used to buy houses who didn't live here and there would be parties with 30 kids there throwing beer cans. There is the issue of enforcement with the Sheriff's Department removed all the way in Carmel, and we have two (2) cars patrolling a community that has the largest number of roads in New York State. Additionally, you have to start over again with the cap. You can't say you have 42 people already and the heck with everybody else. Each person has to qualify; you start with a pool of people who want to do it and work from there. It's your property if you are not impinging on your neighbor you should be able to do what you want within reason. It also depends on who owns the house. There are good and bad people and I don't know how we parse this with more laws.

Roaring Brook Lake Resident Joan Billows said, so no one is excluded from this, she liked the idea someone brought up tonight of dividing the units that we need by the amount of time that we have; for a year, for the summer.

Supervisor Annabi said we are going to leave the Public Hearing open for any comments or concerns until August 16th, when we will be holding another Public Hearing at 6:00 PM. You can email any Town Board Member or the Town Clerk with your comments. If any new changes are made to these codes we will post them. We will be taking your concerns and comments into consideration, and we will be updating the current codes that we already have in the books.

Councilwoman Tompkins thanked everyone for coming out. She said she was very interested in everyone's comments, and to see where everyone stands on this. She added that there are things in the proposed law that she is not comfortable with. She feels if you are in you are in. She does not think anybody should be excluded.

Councilman Luongo said any law that the Town Board makes or changes goes through the same process again. Rest assured if we did put something in place and it needed to be changed in the future, it would go through the same process.

That is the same not just with this; but with any law that the Town has. He added your concerns are all valid either for or against and thank you all for coming out.

West Shore Drive Resident Matt Malone asked do the people that own these properties pay taxes. He added that it does not sound like they do. Supervisor Annabi said yes, everyone pays taxes. The tax we are discussing is the Home Rule hotel occupancy tax which we asked the State to approve. This tax would come from the guests and be paid to the Town from the sites.

Supervisor Annabi said if you are not on a site, then you are not part of the Airbnb proposal. If you are not looking to make money, where a lot of these hosts participate on these sites because they are looking to make money, they are doing this to offset their mortgage, and to offset the cost to live here. We are asking those who are on sites to register. We can't track individuals because we won't know, but we will eventually catch you. If you are on a short term rental site, those host sites will ensure that the hosts are following the regulations that are passed by our Town. Those codes include everything from "house rules" to "town rules"; septic's are involved in that. House rules include us knowing who the owner of that property is and where that owner can be contacted, etc. If you are not on these host sites, it would be nice to have you get registered so we know and to make sure everyone in the area is safe. We should be aware in case a situation arises such as too many cars on the road and people can't get through. We should be able to get in touch with you for this or any other issue. One (1) of the other issues is safety. If you have a three (3) bedroom house and the capacity for your septic, according to the Board of Health, is for that three (3) bedroom house, (septic capacity is based on the bedroom count), the Planning and Zoning Boards will determine how many people will be able to be in your rental property based on the bedroom count. Nobody wants their septic to explode, or for their well to run dry. You should be safe, your guests need to be safe, First Responders need to be safe, and your neighbors need to be safe.

Councilman Russo thanked everyone for coming out and added that these proposed codes are a starting point. We sit together and try to come up with ideas, and a lot of you have said things that we did not come up with. There is still another hearing about this, and it's good to see a full room.

Councilman Smith said he appreciates all the wide ranging comments, and all of the e-mails received. Someone asked him about handicap accessibility and does that apply to any of this? Town Attorney Ryan said the ADA code does not apply to single family residential structures. Supervisor Annabi said we don't have a short term rental policy for multi-family structures.

TOWN OF PUTNAM VALLEY
TOWN BOARD MEETING
JULY 19, 2023
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Dear Sherry,

It was lovely meeting you in the deli today. Thank-you for sharing our voice on Wednesday evening, when we will be on vacation out of town.

We would like to argue in favor of allowing Airbnb tent rentals in Putnam Valley. As residents of a 5 acre property on New Hill Road in Tompkins Corners, we'd like to create a single yurt glamping site, complete with solar powered lighting, a solar powered free-standing shower and a composting toilet. This eco-friendly green site would allow for all of the high end benefits of glamping in a state of the art tent complete with double bed, small dining table and rugs, without the carbon footprint of a standard Airbnb. It would be placed on our tennis court in our woods, away from the road and invisible to the residents of Putnam Valley. Housing only one airbnb client or couple at a time, it would be a very quiet and easy operation.

We feel excited about how this small business could benefit the local economy, with summer customers frequenting Friday's farmer's market and Tompkin's Cultural Arts Center events, as well as Paul's antique barn, without any burden to the community at all. We would only run the site in late spring and summer, making a modest profit to our family and bringing very light tourism to this little pocket of Putnam Valley. In short, we see no draw-back to this small business and ask that you all consider the clear benefits this type of small business could bring to our community.

Please find our proposal attached for financial outline, visuals and other details.

With thanks,
Charise Greene & Alex Morf
20 New Hill Road

②

Good evening,

I hope this email finds you well. I was unfortunately not able to attend the last town hall meeting in person but was able to watch the recorded video.

I am glad that the discussion of short term rentals is being brought up. I have some questions if I may ask.

Is the proposed new code on Putnam valley website being voted on at the July 19th meeting? I'm unclear what a "hearing" means, apologies.

Additionally, how was the STR of 30 days determined to be the cut off for the proposed code and regulations? Is there data showing that renters less than 30 days pose more of a safety risk for the community?

What happens at 31 days that a fire inspection, egress plans, code inspection, and other so-called safety regulations are not needed?

I'm all for safety and regulation but would insist that the board make sure that discriminating against people who rent for less than 30 days is the most appropriate action for our town. Perhaps all rentals should be looked at and put to the same standards? Don't we want everyone to be safe?

I would request that the board researches this further before making a decision based on others "complaints or dislikes of STR" before implementation of such regulations. If the research has been done, it would be great to see the evidence that regulations on a small subset of rentals will in fact make the town and its renters safer.

Thank you for your time.

Kind regards, - Submitted by
Chris Prezzano

Hi Jacquie, (3)

First off I wanted to say thank you for holding the public hearing yesterday. It was extremely interesting to hear both sides of this discussion.

As a host myself, I am in support of everything you've proposed in this new law. I too want my property to be safe for all guests, and don't want anything bad to happen to it! I just have a few comments below:

1. I want to echo the concerns of many other hosts that spoke yesterday, which is to reiterate the fact that we are not "drowning in money" as some locals may believe. If we were in this for the money we'd own property in the Smoky Mountains or a beach town. We're in Putnam Valley because we love this community, and want to be able to enjoy it ourselves as well. This is an expensive town, and the money we make goes towards paying our mortgage, our taxes, and keeping the house updated. For example we just updated our septic system, and we plan on re-siding the home down the line as well. While in support of the necessary permit and application fees, I just want to make sure these fees will be affordable for all, and not box out people who are barely breaking even while renting out their property.
2. A big concern that seems to come up is use of the private lakes in this neighborhood. I wanted to thank you for clarifying yesterday that that is exactly what the beach pins and tags are for. I provide the pins and tags to any guest that stays at my property, and give them very clear instructions on how to use them. We have never had a problem with this in the past, and the idea that it's the "short term rental" guests that are causing these problems on the beaches is just not true. It's people from all over that have

nothing to do with these rentals that are the ones showing up whenever they'd like. This issue has come up in Abele Park earlier this year, and we've repeatedly confirmed with the town that there is no rule that says the owner of a property needs to be with guests when using the beaches.

3. I want to echo the concern of the "first come first serve" basis for permit renewal. I strongly agree that once you are given a permit for the 3 year period, you must be guaranteed the permit down the line as long as you are following all town rules required. The fact that your permit can suddenly be taken away or not renewed because a cap has been hit doesn't make any sense.
4. Regarding the "property associations" in many of these lake communities, I see a lot of resentment amongst the locals in those areas for having to allow short term rentals in the neighborhood at all. I want to make sure that once this law is passed with Putnam Valley that local district and neighborhood associations will not be able to create their own rules that do not allow short term rentals to be allowed in those districts?

Thank you very much for your time!
Sara

--
Sara Vander Horn
848-565-1570
www.saravanderhorn.com

Good morning,

After reviewing the Short-Term rental resolution (draft), We have the following recommendation.

Regarding density-There should be an acre minimum. if not instituted potentially you can have cluster of STR in an area where there is high density of homes. It increases homeowner liability, jeopardizing privacy and safety.

There should be a consideration regarding of use of common property. Homeowner's will have increased liability with short term rentals.

Your consideration of the above is necessary, as to maintain our Privacy and safety. While limiting our liability.

Thank you

Bob and Lisa Yarusso

From: BERNIE & Ginny (<mailto:ghbhpv@verizon.net>)
Sent: Sunday, July 23, 2023 11:01 PM
To: Jacquie Annabi <jannabi@putnamvalley.gov>
Subject: Short term TRANSIENT Rentals

3

I urge you to vote yes on the Zoning Code Amendment, to require a Special Use Permit for Short-term Transient Rentals.

I hope section F would require to obtain a special use permit the property owner must have their own driveway---not like in my case the base of the driveway is shared.

The property owner's house is not clearly marked. I put up signs with arrows and house numbers. I am not profiting from these rentals---why should I have any expense? Or liability for transient renters using the base of my Driveway.

I have had RN's and aides have to wait in the road when my driveway is blocked. Last summer I had a THR and my husband was recuperating from a FX CSP---we had PT and Rn's coming to the house and also transient renters looking for the neighbor's house.

Would love to see short term transient rentals banned , but if you cannot ban them regulate them. Please vote YES to Make Short-term transient Rentals require a Special Use Permit.

V. Hothersall

6

Kimberly & Kenneth Patterson

447 Peekskill Hollow Road • Putnam Valley, New York 10579 • 914-755-2775

re: Support for Short Term Renters (STR's)

July 17, 2023

Dear Putnam Valley Superintendent Jackie Annabi and P.V. Town Board;

It is our strong belief that the Town needs to create a Special permit for short term transient renters (STR). We feel that this has become necessary to protect the Town, our Children, the environment and our neighborhood. Creating guidelines with penalties will be a good first step to keeping Putnam Valley the community we all know and love.


Short Term Rental must be done responsibly in order to protect the community and not become a strain on the existing infrastructure. There would be NO ISSUES if owners followed zoning and Health Department regulations. From parking issues, noise violations, trespassing on private property, excessive occupants, cars and late night partying how will this be dealt with? STR landlords need to be held responsible for the actions of their renters. STR landlords should be required to place a bond to cover violations and possible expenses incurred by the Town so that STR's don't become a burden to tax payers.

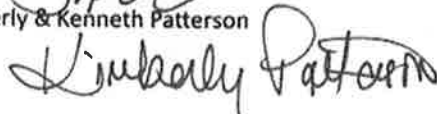
STR landlords are quick to point out possible upsides with STR's cleaner streets, increased property values, increase commercial business and improving neighborhoods. However, the reality is that these don't apply to Putnam Valley. We already have this and want to make sure it says that way.

From website advertising it would appear that these are hotel transient lodging businesses. Thus it should be treated as such, they should be required to pay for a business license, as well as, Transient Occupancy Tax. These businesses are currently operating in residential zones in a legal gray area. Having 6 to 18 adults in a house is NOT what is intended for a single family dwelling.

Think about the integrity of our neighborhoods. Most of us like to know our neighbors and watch out for one another, not having renters next door regularly, nor do I want to hear fireworks every weekend, not to mention what this does to the local pets in the vicinity. I'm all for Short Term Renters helping small communities over chain hotels, but it must be done with everyone in mind. Special permits should be required and guidelines need to be put in place to protect the actual residents of the town that live here. The renter and the homeowner renting should be held responsible for all violations. Special permits would allow communities some control in this business which would benefit from guidelines with penalties for those involved.

Respectfully,


Kimberly & Kenneth Patterson



JUL 21 2023

y

July 8, 2023

FROM Tim Harper timothyharper@gmail.com Phone 201.906.4358
Nancy Bobrowitz
270 Lake Shore Rd
Putnam Valley NY 10579

TO Town Board
Putnam Valley NY

RE Short-Term Transient Rentals Proposals

Summary
Background
Currently
Future
Suggested language
Conclusion

To the Board:

We approve of STR rules in general. As longtime Putnam Valley residents who have made Roaring Brook Lake our permanent address, we can see how STR rules make sense in protecting community interests. We're not sure the rules would apply to the perhaps unique situation for our little informal guest house next door (268 Lake Shore Rd.).

Would the rules apply to us? We hope not. If the new rules would apply to us, we'd like to appeal for a common-sense exemption. We'd propose additional language that would grandfather in our situation. Our goal is transparency – we don't want to duck or avoid any town rules. We want to make a common-sense appeal with (a) a summary (b) some background, (c) an update on our current use of the guest house, (d) the future, and (e) draft language to exempt us and anyone else (if there ever is anyone else) doing what we are trying to do with our guest house.

Summary. We have a small (1,068 sq ft) guest house next to (24 feet away) from our main home on Roaring Brook Lake. We use the house for our friends & family, and for neighbors who have friends and family visiting.

- No Airbnb, VRBO, or other advertising or list.
- No lease, no deposit, no rent as such.
- Instead, some (not all) guests make contributions to help us break even so we can afford to keep the place and keep offering it to them.
- If covered by the proposed regulations, we won't become a STR. We'll probably sell.

Background. We bought 270 Lake Shore Road during the Great Recession as a weekend and summer house. Over the years it's become our permanent address on legal papers, including our

driver's licenses, tax forms, and voting rolls. During our first decade, we rarely saw the widow who owned the little house next door, just south of us at 268 LSR. She came up from the city two nights during those 10 years. We were friendly with her, and kept an eye on the place even as it deteriorated; when the wind was blowing right, we could smell the mold from her house. (The houses are only 30 feet apart; 268 is elevated, on a higher lot, literally looking down into our windows.)

When the widow became incapacitated, her family asked us we wanted to buy the house. We didn't. We didn't want or need another house. But our local real estate agent told us anyone who bought the house (and the vacant lot next to that house, further south, on the other side from us) would surely knock down the widow's house and build a much bigger house over the two lots. We hated the idea of construction and a McMansion next to us, so we extended ourselves and bought the place from the widow's estate. The sale price, after consultations from real estate people and the estate's bank appraiser, was set by the judge on Long Island handling the probate.

We didn't want to become landlords, or list the house for rent, either short-term or long-term. After necessary renovations and remediation, we decided to try an experiment: using the place as a guest house for friends and family only – and ask for voluntary contributions. Our goal was to get enough in donations to cover some of the taxes, utilities, and maintenance. We hoped to break even.

Currently. We have not broken even in any of the four years since we bought the guest house and made it available to friends and family and lake neighbors. But we've gratefully received enough in contributions that we've been able to absorb several thousand dollars a year in losses. The losses have been worth it to have the guest house – we call it The Next to Last Resort – available for family, friends and neighbors. We'd be happy to share specifics about those numbers. Not everybody contributes, but every penny is reported to the IRS as ordinary income.

Our guest house is not listed or advertised. There is no lease. No deposit. And no rent, as such, though we welcome voluntary contributions. Most people, especially lake neighbors who take the place for their visiting family and friends, are happy to chip in with something only a little less than the usual AirBnB rate for our area. If our guests – usually my graduate school alums struggling as young writers in the city – wants to contribute less, we generally say okay. There is no set rate, and nobody contributes the same amount.

Our most frequent guests are our adult children and their friends, along with our work colleagues and friends from the city. A number of lake neighbors rely on us for their overflow guests:

- Their own adult children, often with grandchildren.
- Grandparents who want to spend time with grandkids living at the lake.
- Other distant relatives gathering for reunions, formal or not.
- College classmates getting together for the first time in 30 years.
- A runner in town for the NYC marathon who needed a couple days recovery.

- A musician and a Broadway actor who write songs and hold impromptu concerts on the deck.

The guest house is usually full during the summer months, and empty most of the offseason. We twice rented to strangers, but never again. The house is in use less than 25 percent of the year, and we receive contributions from only a fraction of those people – sometimes zero, otherwise typically \$100-\$200 a night, depending on what they voluntarily offer us.

Our two houses are among the smallest on the lake. The Next to Last Resort may be the second-smallest, barely 1,000 square feet, and we limit the number of guests to four, though it's usually two. We're next door. No parties. Unlike Airbnb landlords, we typically spend time with our guests – happy hour, dinner, just hanging out at the lakefront or around a firepit. After all, they are our friends and family and neighbors.

The guest house is in compliance with and we follow all the local health and safety regulations with both houses – fire safety, emergency egress, septic (installed 2019), etc. Neither house has ever been subject of a noise complaint.

Future. If the proposal as drafted is approved, our costs will go up. The obvious solution for us would be to list the place as an Airbnb and try to make more money. We're not going to do that. We still don't want to be landlords. We expect the new rules would raise our costs to the point that we can no longer afford to keep the guest house. If we sell it, we're assured it would be knocked down and replaced by a bigger house that we think would be out of character with the existing homes on RBL. There could be additional strains on the lake, the environment and the community with another big house.

Suggested language.

Here are the changes we would suggest:

Definitions.

PERSONAL GUEST HOUSE – A residence or part of a residence used solely by the homeowner's family, friends, and neighbors to house visitors, as long as the property has not been advertised or listed online for rent for the previous six months, and as long as there has been no rental agreement and no rent collected, though visitors may contribute or donate voluntarily to the homeowner for the upkeep of the property.

G. Applicable law.

(3) Personal guest houses as defined herein are exempt from these mandatory regulations and requirements, including registration, licensing, and inspections. Any guest house that has been listed or advertised on Airbnb, VRBO, Craig's List, or any other print or online media within the previous six months is an STR rather than a personal guest house, and is not exempt from these rules and regulations.

Conclusion. We believe we should be exempt under the proposed language. The purpose says the rules are aimed at property owners renting to tourists via online listings. We don't ask for rent, or have a rental agreement. We don't host tourists. We are not on Airbnb, VRBO, Craig's List or any other online booking site. We don't advertise in newspapers or websites. We're not seeking the "increased income" cited in the proposed language.

Nor are we presenting "quality of life" detriments cited as a purpose for the legislation. Indeed, we think the community might be worse off if there were a derelict house or a McMansion on the site.

We hope we are presenting a case that appeals to common sense, and to the spirit we have tried to bring to our small lake community -- neighbors helping neighbors, families enjoying their own friends and relatives who are not as fortunate to live in such a wonderful environment. Over the years, a number of our visitors have been inspired to look to buy houses in the area; three actually have done so. That's our goal -- introducing Roaring Brook and Putnam Valley to other people who appreciate it as much as we do, and making it possible for our neighbors to do the same.

3) In response to the Short-Term Rental Regulations currently being offered and discussed, I have THREE comments.

The FIRST is YES. I do agree that there should be a CAP as to how many Short-Term Rentals in Putnam Valley

should be allowed, and yes around 42 is a decent number. If that number is to be changed or increased, it should require a Public hearing.

TWO, Permits should only be given to those owners who have lived in Putnam Valley for a minimum of FIVE YEARS. We don't

want to open the door to those owners who have no personal connection to our community and are only interested in making money.

And THREE, because of the complexity of this issue, I do agree with Sam Oliverio that we would need to hire a separate

Code Enforcement Officer to stay on top of probably consistent changes as to who is living where? The cost should be paid for by the

property owners who are earning money as the Renters.

*This is for - Submitted by
Wendy Whetsel*

1) I wanted to take a moment to commend you on how you moderated the town meeting last Wednesday evening. It was evident that numerous individuals expressed their opinions both in favor of and against the need for STR regulations. Personally, I strongly believe that having regulations in place is necessary. I have a few suggestions that I hope you and the board will consider:

1. During the meeting, the term "business" was mentioned, so I propose that each STR's property tax should be calculated as if it were a business, along with any other fees associated with running an STR.
2. No STR should be exempt from taxes, fees, and regulations, even if the owner doesn't rent out the property for a profit. If the property is not rented for profit, the owner should place it under a non-profit tax umbrella.
3. Although this may not be directly applicable, in my company's dealings with new clients, we often have to name the client as a co-insured on our liability insurance policy. This might be worth considering in the context of STR regulations.
4. I suggest imposing fees on property owners after a certain number of false alarm calls that require emergency services like EMT, fire, or police assistance. These expenses are eventually passed on to the town and, consequently, to the residents of Putnam Valley.
5. In the past, we were informed that the town couldn't issue permits for bubblers due to the fact that code enforcement officer's time constraints in inspecting various docks around the lake. Similarly, I am concerned about how the code enforcement officer will manage to inspect all the STR properties. To address this, Sam Oliverio's idea of setting fees high enough to hire a part-time code enforcement officer seems very practical.
6. Determining the number of special use permits available could pose challenges from the outset. This will undoubtedly be a complex task, and I wish you the best of luck in handling this issue.

Thank you for your dedication and hard work on this demanding project. Your efforts in managing this matter are greatly appreciated.

Joe Di Salvo



JUL 12 2023

430 Peekskill Hollow Rd
Putnam Valley, NY 10579
July 12, 2023

Supervisor Annibi And Town Board,

I was pleased to see the Proposed Zoning Code Amendment Pertaining to Short Term Transient Rentals, requiring a special use Permit. I Am someone who is Adversely Affected by such rentals.

The base of my driveway is shared with a neighbor's Short-Term Transient Rental Property. Renters have frequently trespassed on to my property mistakenly driving up my driveway and using it as an exit path, instead of using the steps adjacent to the property's garage. This creates liabilities for me, disrupts my privacy, (sometimes late at night), and has compelled me to install signage to distinguish between the two properties. It has decreased my security and increased the cost of maintaining my property.

I hope section F, will include the requirement that in order to receive a special use permit the applicant must have their OWN Driveway. Had my neighbor had his own clearly marked property and driveway, I would not be aware he was renting to Short Term Transients.

Since many of these web sites that arrange short term transient rentals have stockholders, and are traded on the stock markets, they are businesses. The rentals arranged by them in residential areas are for profit, in violation of the spirit, if not the letter of an Area Zoning Regulation.

I also feel having a short term transient rental next door lowers my property value, but the values of the homes around me. I have read on a real estate site that homes adjacent to short term rentals take longer to sell.

I Urge you to pass the
Town Zoning Code local Law Amendment
to Town Code 165 entitled "Zoning"
Specifically to create 165-36.1, adding
Short term Rentals (SSR) as a Special
use permit, and to be sensitive to
driveway Arrangement in issuing permits.

Thank you for your time and attention

Sincerely,
Virginia Hothorn

Virginia Hothorn

DEPARTMENTAL REPORTS

Presented by Supervisor Annabi

Mark Weiss gave the report from the Tompkins Corner's Cultural Center as follows:

Mr. Weiss said we had a lot of damage due to flooding from the storm. Luckily the two (2) buildings are in great shape, as is the carriage shed.

The driveway and the front of the carriage shed are compromised so we are working on it. There will be no Farmer's Market this Friday."

- August 5th we have two (2) wonderful singers Kieran Kane and Rayna Gellert.
- Professor Louis and the Cromatix had to be postponed until August 11th at 6:00 PM.

Councilman Luongo read the report for Parks and Recreation from Frank DiMarco as follows:

"Things have been going well considering the amount of obstacles we've had this summer. The concert series has been well attended as well as our programs. Visit PVPR.com for updates on programs and any other information regarding the Department. Next Thursday will be our 5th concert featuring Hey Baby, and anyone who has been around long enough will know who they are, so it should be a good one. We are planning for another Harvest Festival in the fall."

Councilman Luongo read the report for the Fire Department for the month of June 2023:

"As you all would imagine this month has been very busy. Probably around 60 storm related calls and our members did a great job getting to each and every one (1) of them. I really can't thank the people who were out in this storm enough. It was truly incredible. Thankfully distress calls were held to a minimum with maybe 10 out of the 60, but no serious injuries or casualties for what I consider one (1) of the worst storms I have seen as a Firefighter."

13 PIAA's
1 Wires Down
2 Brush Fires
3 Smoke Removal
3 EMS Assist
7 Automatic Alarms
7 Standby/mutual aid

There were 36 calls for the month, for a total of 214 man hours for May.

Councilman Luongo read Highway Superintendent Keeler's report:

Good Evening Ladies and Gentlemen

Sorry I couldn't be here tonight I had a family obligation

I'd like to take a moment to thank the men and women of the Highway dept. for their hard work and dedication especially over the last week and a half

Id like to report the Highway Dept is having a nice lazy summer LOL

We have a crew out every day repairing basins many of the basins are in need of repair. To date we have repaired approximately 350 basins.

Our Bucket truck was out for few days taking down some dangerous trees. Our tree crew will be out as needed until we get our drainage and blacktop projects done.

Our Vacuum truck has been out every day cleaning basins. Lake Peekskill and Lake Oscawana and roaring brook are all completed. We have begun working around Barger Street and then begin other sections of town. The guys cleaned 338 basins in the last month 1166 so far year to date

We demoed a few more street sweepers and are happy to announce that we were able to purchase 1 which will fit our needs greatly

Milling and Black topping should start July 24th memos will be given to residents once we know the contractors schedule

We have completed the Angela Dr drainage and have replaced 120 ft of 12 in pipe on Cindy Lane and will hopefully get back there shortly to continue

Our mower has been out and will remain out through the fall.

Most of the above projects/ work have been put on hold due to the Flooding rains we received last Monday and again on Friday morning since the storm we have repaired tinker hill, made new hill and Brookfalls roads accessible. Repaired many washouts on the sides of the roads. Cleaned up 3 to 5 trees. Made repairs to our dirt roads . Cleaned up several loads of debris from the roads. WE STILL HAVE LOTS CLEANUP TO DO PLEASE BEAR WITH US!

The phones at highway are now monitored 24 / 7 and I ask residents with issues to call us and not post on Facebook as we don't troll for complaints

I can always be reached in my Office 845-526-3333 on my cell 845-745 -0795 and
SKEELER@PUTNAMVALLEY.GOV 158 Days till Christmas

SUPERVISOR'S COMMENTS

Presented by Supervisor Annabi

Supervisor Annabi said this storm really did kick our butts. We had more road closures and damage to our roads than I've ever seen. Gullies and roads were wiped out. Roads were collapsing as I was walking on them with Councilwoman Tompkins. Supervisor Annabi told our Representatives that called her at 11:00 the night before when the storm first started that we were fine... and then from 1:00 AM on her phone did not stop ringing. The Highway Department, The Fire Department, The Ambulance Corp, and the Town Board did everything they could to make sure our residents were informed. Our Town was able to do an immediate "State of Emergency". We want to make sure that any funds that do come from the State, includes us. The County also declared a "State of Emergency" which went to the Governor along with ours. We are waiting for the Governor to pass this along to the President who can then declare Putnam County, a "State of Disaster". That's when the FEMA money comes in. Until that comes in we are at a stand-still. New York State Disaster and Flood Recovery has a phone number to advise you on steps, nobody is guaranteed any reimbursement status. The phone number is 1-800-339-1759. The first step whether you have flood insurance or not is to file with your Insurance Company. You need that letter of denial for the coverage. Take plenty of pictures and print them out. The more pictures the better. Save your receipts for everything you do. Keep precise records. The reimbursement procedure is long and tedious. Your best bet is to sign up through Putnam Valley Alerts.

We were able to secure a storm dump so we can take things we don't normally take such as sheet rock. It is by appointment only so call 845-526-2121 and we will schedule you a time to come in sometime in the next two (2) weeks.

Councilwoman Tompkins said Supervisor Annabi deserves a lot of credit for leading us forward through all of this. You showed great leadership.

Councilman Luongo said Supervisor Annabi didn't stop calling him because she led us every step of the way. You were a great communicator.

LEGISLATIVE REPORT

Presented by Supervisor Annabi

Councilman Russo read County Legislator Gouldman's report as follows:

PUTNAM VALLEY TOWN BOARD MEETING - 7/19/2023

Legislator Gouldman is sorry he could not be here tonight. He has a conflict and has asked me to give his report.

He hopes that everyone is staying safe and enjoying their summer.

**** Many of us are in a terrible situation after the rainstorms. To get updates on the recovery, you can get updated information from the Putnam County Bureau of Emergency Services Website. There is also a Town Hall Forum set up for Wednesday, August 2nd from 5:30 to 7:30 at the Putnam Valley Fire Department. During the meeting there will be an update on the Bridges and Peekskill Hollow Road Project and the Storm Damage Recovery. He hopes you will be able to attend.**

****The Putnam County Home Improvement Board, a nine-member voluntary board, is seeking applications for an open Board position.**

Applications for the position must either be a resident of Putnam County or own a business within the County and must be able to commit to a minimum of one evening meeting per month. The position does not require experience in the home improvement field.

Please submit a resume and letter of interest to:
Putnam County Home Improvement Board
110 Old Route 6
Building # 3
Carmel, NY 10512

Page # 2

**** Putnam Valley has an abundance of natural bodies of water for all to take advantage of. Legislator Gouldman would like to urge everyone to take all necessary precautions while using the water to ensure this is a safe summer in the county.**

**** As always, Legislator Gouldman's door is always open. If you have an issue, please give him a call at 845-808-1020. He will make every effort to assist you.**

Councilman Smith said he was asked to read an advisory notice from the CCE. They took note that with all this rain and the hot weather that goes along with it some of the invasive species of vines are growing up wildly on everyone's trees. On the Putnam Valley Town website under Commissions, in the CCE Section, there is a power point that will help you get rid if these big vines called Invasive Oriental Bittersweet. They will eventually kill the tree.

APPROVAL OF MINUTES

Presented by Councilwoman Tompkins

RESOLUTION #R23-251

RESOLVED that the Town Board authorize the Supervisor to accept the Town Board Meeting Minutes from June 7, and June 14, 2023.

Seconded by Councilman Luongo, unanimously carried

WAIVER OF BUILDING PERMIT FEE FOR HANDICAP RAMP

Presented by Supervisor Annabi

RESOLUTION #R23-252

RESOLVED that the Town Board authorize waive the Building Department fee for a handicap ramp installation at 96 Hewitt Street, Lake Peekskill, NY. Their son was in a major car accident a few months ago, and they need this ramp to bring him home.

Seconded by Councilman Luongo, unanimously carried

APPROVE PARKS AND RECREATION PERSONNEL

Presented by Councilman Luongo

RESOLUTION #R23-253

RESOLVED, that the Town Board approve the following personnel for the Parks and Recreation Department:

1. Jackson Weller, Rec. Ass't, @ \$15.00 per hour
2. Ava McGinty, PV Day Camp, @ \$13.70 per hour.

Seconded by Councilwoman Tompkins, unanimously carried.

PARKS AND RECREATION REFUNDS

Presented by Councilman Luongo

RESOLUTION #R23 -254

RESOLVED, that the Town Board authorize the Supervisor refund the following for June 2023:

TOWN OF PUTNAM VALLEY
TOWN BOARD MEETING
JULY 19, 2023
PAGE | 353

To: Town Board
From: Frank DiMarco, Parks and Recreation Director
Subject: Parks and Recreation Refunds
Date: July refunds 2023

Lucianna Giaanelli 2 East Hill Road Cortlandt Manor, NY 10567	\$170.00 Programs Refund Summer arts & crafts cancelled Low enrollment
Kent Arneson 25 Briar Hill Road Putnam Valley, NY 10579	\$75.00 Park usage Refund Did not use Keating field
Ravi Gudhka 46 School Street Cortlandt Manor, NY 10567	\$700.00 LPCC Deposit and rental fee refund Had to cancel
Helene Mattera 3368 21 st Street Apt 10 Astoria, NY 11106	\$1,120.00 Day Camp Refund Death in the family
Helene Mattera 3368 21 st Street Apt 10 Astoria, NY 11106	\$200.00 PVCC - Summer Refund Death in the family
Erica Mounier 31 Gilbert Lane Putnam Valley, NY 10579	\$500.00 LPCC Deposit refund
Carolina Layton 96 Lake Drive Lake Peekskill, NY 10537	\$500.00 LPCC Deposit refund

Seconded by Councilman Russo, unanimously carried

PUBLIC COMMENT

Presented by Supervisor Annabi

- Supervisor Annabi wants to remind everybody that the phone number for New York State Disaster and Flood Recovery has a phone number which is 1-800-339-1759.
- Supervisor Annabi said on Wed. August 2nd, at the Fire House from 5:30 PM to 7:30 PM there will be a Town Hall Forum hosted by County Executive Kevin Byrne and Legislator Bill Gouldman. The Forum will be an overview of the Peekskill Hollow Road Bridge Project. They will be discussing the new Contractors ELQ. Residents are welcome to ask questions or voice concerns.
- This weekend is the German Fest located at 11 Kramer's Pond Road under the giant tent at the German American Club. This is always a good time.
- The Summer Meal Program is still in effect. You can go to summermealsny.org or dial 211, or text food from any phone. This program covers your kids and teens that are currently not in school.
- Free Museum passes are available at the Putnam Valley Library. You can check out which Museums are covered at Putnamvalleylibrary.org.
- This Thursday at 7:00 PM, "Hey Baby" will be performing at the Sunset Series in the Town Park.

Town Attorney Ryan reminded everyone that there is a three (3) minute talk time limit.

Jeff Rothberg, a Resident of West Shore Drive said, thank you to the Town Board, it was incredible how you handled the storm. He asked what the plan is for Oscawana Lake because it is so high. It has really not receded. His property is still underwater and he can't access the damage until the water goes down. There are also people going out on the lake causing wakes with water skis, jet skis and wake boats. Is there anything we can do to implement a temporary no wake zone. Supervisor Annabi expressed her sympathy for what Mr. Rothberg and his neighbors are going through, but added that Lake Oscawana unlike our other lakes has no dam so we can't control the water. It has gone down some, but the only thing we can control is our District beaches. In addition, we can't control what is being done in the lake. If we did try to do anything it would take time, because it would be the same procedure that you saw today where we would have to make a law, have a Public Hearing, and then pass the law. Mr. Rothberg asked, even if this is an emergency situation? Supervisor Annabi said yes, even in that case. We can't snap our fingers to make something happen. She does feel for him, but there is nothing we can do. The Sheriff can only do something in the already established no

wake zones. Supervisor Annabi told Mr. Rothberg to keep taking pictures and videos, and document everything. She said make sure your Insurance Agent knows what's going on.

Joy Begetta said she would like to discuss the research done by the non-partisan New York Citizens Audit. They believe that they have found massive voter discrepancies, and unnatural algorithmic patterns. Some of the information they feel they have found are many inaccuracies in voter rolls discovered through FOIL requests. The New York Citizens Audit says that the 2020, 2021, and 2022 elections were run using a compromised database. You can obtain all of this information by going to their website info@AuditNY.com.

Roaring Brook Lake Property Owners Association President Mike Moculski said to the Town Board, Highway Department, and Emergency Services thank you for all the work that was done during the storm. He opined that our own residents came out to help try to save the lake carp. Sadly, now many of those carp did not make it and they are washing up on the shores of the lake, and decomposing. These fish weigh about 50 pounds each, so we are going to need some kind of assistance from a company of some kind to remove them from the lake. This can quickly become a quality of life issue. Supervisor Annabi said she asked the DEC about a Fishery that would be able to help pull them out. They couldn't think of anybody that could help remove them. They said that the ones that are decomposing, Mother Nature will take its course. The ones that are coming to the shore pull them aside and cover them with mulch or sawdust so there won't be any smell. Mr. Moculski said people cannot pull 50 pound carp out of the water. Supervisor Annabi understands that and will try to reach out to our harvester guys again. Mr. Moculski said we can pay them out of the District budget because it's only getting worse, it's not getting better. Every single net we were given got destroyed.

Resident Susan Caddoo from the New York Citizens Audit Information spoke next. Ms. Caddoo said the NYSE voter database has never been audited. Our NYSE database was put in place in 2007 and the Peer Review Journal has found that the algorithm was placed in the database when it was installed. It has been there this whole time. This is part of our critical national infrastructure. New York Citizens Audit has provided evidence that our NYSE database has been and is being manipulated. Who is doing this? We don't know if it's foreign or domestic. We have given this information to many officials including the FBI and the Foreign Intelligence Taskforce. We are asking the Town Board to adopt our resolution and put pressure on these officials to look into the 2022 election. This is treason.

Lookout Manor Resident Patty Villanova said she has been going down to the lake every day and she has never seen anything like it. She said the beach is completely covered. She has not seen a lot of boats; and they do have no wake zones all around the lake. Ms. Villanova noticed that some of the beaches are closed, and she wondered if the Board of Health is doing regular testing. Supervisor Annabi said the Board of

Health is testing every day. Our website is constantly being updated, and many of our beaches have been opened.

Ms. Villanova asked if there is an estimate on the final cost of the new Firehouse being built. Supervisor Annabi said we are not answering questions about the Firehouse at this time, we are not the Firehouse. Attorney Ryan said you have asked your question and the Board does not have to answer at this time. Councilman Luongo said he can't give a final number when it is not done. Ms. Villanova asked if there is a plan in place for what's going to happen to the old Firehouse Building. Supervisor Annabi said there is no plan because that building belongs to the Town and I don't know who will be the Supervisor or who will be on the Board at that time. Currently we do not have access to that building. Ms. Villanova said you know they are moving, they are in the process of doing this. She is also familiar with New York State Audit and this is a tremendous thing they are asking the Town Board to do.

Supervisor Annabi reminded the community that Town Day is still on for September 16th. Applications are coming in quickly, the electricity is filling up fast.

AUDIT OF MONTHLY BILLS

Presented by Supervisor Annabi

RESOLUTION #R23-255

RESOLVED, that the Town Board approve the following bills, after audit, being paid:

<u>VOUCHER NUMBERS</u>	<u>AMOUNTS</u>
43250-43260	23,964.84

Seconded by Councilwoman Tompkins, unanimously carried.

BUDGET TRANSFERS AND AMENDMENTS

Presented by Supervisor Annabi

RESOLUTION #R23-256

RESOLVED, that the Town Board approve Budget transfers and Amendments for Year-To-Date July 19, 2023;

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TOWN OF PUTNAM VALLEY
Budget Adjustment Form

GLR4150 1.0

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Year: 2023 Period: 7 Trans Type: B1 - Transfer Status: Posted
Trans No: 116705 Trans Date: 07/13/2023 User Ref: MANGELICO
Requested: Approved: Created by: MANGELICO 07/13/2023
Description: BUDGET TRANSFERS THROUGH JULY 2023
Account # Order: Yes
Print Parent Account No

Account No.	Account Description	Amount
A.5010.424	HIGHWAY SUPT.CONTRACTUAL	192.80
A.5132.400	GARAGE.CONTRACTUAL	-192.80
A.7020.400	RECREATION.CONTRACTUAL	200.00
A.7021.400	PROGRAMS.SUPPLIES	-200.00
A.7021.400	PROGRAMS.SUPPLIES	-1,225.00
A.7021.401	PROGRAMS.SUMMER PROGRAMS	1,225.00
A.7022.200	CAMP.EQUIPMENT	-525.98
A.7110.400	PARKS CONTRACTUAL	-317.77
A.7110.410	PARKS VEHICLE MAINTENANCE	317.77
A.7310.200	CHILDRENS CENTER.EQUIPMENT	525.98
DA.9030.800	SOCIAL SECURITY	-38.46
DA.9730.700	BOND ANTICIPATION NOTES.INTEREST	38.46
SM01.1640.471	GARAGE.GAS, OIL, AND GREASE	-23,107.46
SM01.1640.472	GARAGE TRUCK MAINTENANCE	23,107.46
SM05.7180.210	BEACH.IMPROVEMENTS	-150.00
SM05.7180.230	BEACHES/LAKE & SAND	150.00
SM06.7180.200	BEACH.EQUIPMENT	175.00
SM06.7180.471	BEACH.MAINTENANCE AND REPAIRS	-175.00
SM07.7180.210	BEACH IMPROVEMENTS	-71.83
SM07.7180.400	BEACH.SUPPLIES	71.83
SM08.1980.400	DAM.ENGINEERING AND REPAIRS	-100.00
SM08.1980.410	DAM FENCING FOR CARP	100.00
SM08.7180.210	BEACH IMPROVEMENTS	1,150.00
SM08.7180.471	BEACH MAINTENANCE AND REPAIRS	-1,150.00
SM09.1980.420	PAYMENT OF MTA PAYROLL TAX	0.54
SM09.9030.800	SOCIAL SECURITY	26.06
SM09.9035.800	MEDICARE	3.63
SM09.9730.700	BOND ANTICIPATION NOTES.INTEREST	-30.23
SM11.1640.400	TRUCK.MAINTENANCE AND REPAIR	51.97
SM11.1640.424	FUEL	-51.97
SM11.1640.472	HARVESTER.MAINTENANCE AND REPAIR	-379.81
SM11.9730.700	BOND ANTICIPATION NOTES.INTEREST	379.81
SW01.1630.400	ADMIN & CLERICAL	82.96

Supervisor Annabi made a motion to go into Executive Session to discuss a personnel matter.

Seconded by Councilwoman Tompkins, unanimously carried

Supervisor Annabi made a motion to close the meeting at 8:25 PM., with no further business being conducted afterward.

Seconded by Councilwoman Tompkins, unanimously carried.

Respectfully Submitted



Sherry Howard
Town Clerk
7-31-2023