



TOWN OF PUTNAM VALLEY

Town Board Meeting

April 16th, 2025

Town Hall

6 PM

AGENDA

Meeting called to Order

Pledge of Allegiance

1. Community Reports
2. Presentation by Rian Rodriguez, Putnam County Health Department
3. Presentation by Kevin Monaghan, Putnam County Office for Senior Services
4. Presentation to Retiring Cub Scout Leaders
5. Supervisor's Comments
6. County Sales Tax Resolution
7. Legislative Reports
8. Public Hearing: Amendment to Town Code on Outdoor Community Events
9. Public Hearing: Amendment to Town Code on Short-Term Rentals
10. Further Discussion on 17 Oscawana Lake Road
11. Vote on 17 Oscawana Lake Road
12. Approval of Minutes
13. Appoint New Member to Board of Assessment Review
14. Appoint New Member to the Commission for Conservation of the Environment
15. Re-Appoint Town Assessor
16. Approve Intermunicipal Agreement between the County and Municipalities of Putnam County
17. Parks & Recreation:
 - a. Approve Personnel Changes
 - b. Approve Refunds April 2025
18. Districts: Approve 2025 District Spring Cleanups
19. Finance: Approve BAN Renewal
20. Public Comment [Three-Minute Limit Per Person]
21. Audit of Monthly Bill
22. **Adjournment**

Next Town Board Meeting: Work Session, Wednesday May 14th, 2025, 5 PM

TOWN OF PUTNAM VALLEY

TOWN BOARD MEETING

Wednesday, April 19th, 2025

6:00 PM

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

ALSO PRESENT: Town Clerk Michelle Stephens
Town Counsel Sarah Ryan

Supervisor Annabi opened the meeting at 6:00 pm with the Recitation of the Pledge of allegiance.

Councilman Russo asked for a moment of silence as we honor our men and women fighting for our freedom at home and abroad every day.

COMMUNITY REPORTS

Presented by Supervisor Annabi

Frank DiMarco gave the following report

Town Board - Recreation

Egg Hunt at the Town Park went extremely well, even with the postponement due to weather we had close to a thousand people in the park.

Unfortunately, camp registration has closed. We actually filled up in the first 2 hours. We are taking a waiting list in the event some people change their plans, which does happen.

Our sports camp registration opened up a few days ago, that registration is going well also. We now have a total of 9 options, up a few from last year.

This information about Sports Camps and other program information have been posted on PVPR.com

Again, our concert series will begin on July 3rd, kicking things off with our Independence Day fireworks display and celebration. They will run every Thursday until the end of August, weather permitting. Those dates will be posted shortly.

Projects and grants are still in progress.

Town Board – Fire Department

I'd like to remind everyone the New York State Burn Ban is in effect until May 14th. Information on the Burn Ban can be found on the New York State DEC website.

Calls for the month of March – (1) cooking fire – (2) Oil Burner Malfunction – (1) Vehicle Fire – (3) EMS Assist – (2) Motor Vehicle accidents with Injuries – (3) Brush Fires – (4) Hazmat conditions – (2) Power lines down – (4) Cover assignment or Standby – (4) Unauthorized or controlled burns – (10) Automatic Alarms – (1) Smoke scare (1) Structural Collapse

Total calls for the month were (38) ----Man hours for the month (303) -----Calls thru Feb (113)

Non-incident hours such as work details, drills, training and other miscellaneous events for the first 3 months amount to 1,319-man hours again, these are the hours put in other than our call responses.

Amina Chaudhri from the Library was unable to attend.

Councilwoman Tompkins gave her report as follows.

Our adult programming continues with Knit & Knot, Chess Club, Mahjongg, Yoga, zoom lectures, Sound Baths, Book Clubs, HAM Radio Operators Testing, a UFO Lecture and The American Sewing Guild. The quarterly Repair Cafe (sewing, small appliances, electrical repairs, etc.) occurs in May.

We also have a Romantic Book Club brunch and a Sunday night Cult Classic Movie Club. We have also added a monthly meetup for parents and guardians of children with autism.

For youth we have Legos, Seedballs, a Water Safety Program, Pollinator Education Program, reading with a Therapy Dog, Storytime galore, crafts, cooking classes and Dungeons and Dragons.

The PVES kindergarten classes just made their annual field trips to the library in April and really seemed to enjoy their visits.

Putnam Valley Library also offers a *free* outdoor dry goods pantry and frozen meals, tech help, 3D Printing, computer, fax and printer usage, *free* museum passes, digital materials, Wi-Fi, EZ Pass purchases and more!

Please learn more about us at putnamvalleylibrary.org

Thank you very much for your time! I'm sorry I couldn't attend, but I have a Board of Trustees meeting this evening.

Linda Thornton from Tompkins Corners Cultural Center gave the following report.

Tompkins Corners Cultural Center
Submitted by Linda Thornton
4.16.25

APRIL

Sunday, April 27th, 1 - 3 pm. **Zigue (Quebecoise) Workshop**
Sunday, April 27th, 4 pm, Zigue Concert

MAY

Sunday, May 4th, 1 pm, **Seeger Fest**

Saturday, May 10th, 7:30 pm **Ensemble Sangineto** (Italian Strings and Voices for World Music)

New exhibit by Pallas Athene opens in our Maaik Hoekstra Gallery. "Luthier's Dream"
Sculptural Exhibit in which Nature and Music Intertwine

Sunday, May 18th, 10 - 1 **Community Day**
Allison Barone and Cherise Green

Sunday, May 18th, 3 p.m. - **Poets' Corner with Suzanne Cleary**

Saturday, May 24th, 2 pm - **Bob Dylan Birthday Bash** with the Complete Unknowns

Supervisor Annabi presented to Linda a proclamation acknowledging their 10th anniversary of Tompkins Cultural. She thanked them for what they have done for our town. She was so appreciative and she also encourages everyone to go experience Tompkins Cultural Corners events. It's just amazing.

PRESENTATION BY RIAN RODRIGUEZ, PUTNAM COUNTY HEALTH DEPARTMENT

Rian Rodriguez introduced himself as the new Director for Public Health. He thanked the Supervisor and the Town Board and the community for inviting him this evening. He is here today with his colleague Anthony Fricchione, a Public Engineer. He reiterated that they want to be a resource and be accessible to the community. He is driven by the mission of the PCDOH to improve and protect the health of our community. Some events that are taking place:

Free Rabies Vaccine for your cat or dog, 7/26/2025 from 10am -12pm at the Hubbard Lodge, 2880 Route 9, Cold Spring

Annual Children' Camp Operator Seminar is scheduled for 4/29/2025

Spring Hazardous Waste Day 4/26/2025 8:30am to 12:30 pm Fahnestock State Pk

<https://putnamcountyhhwdapr2025.eventbrite.com/> Click to register.

Measles is being tracked within the state. There is a travel advisory in effect and we ask for you to take that seriously.



You can reach us using this QR code

He asked if anyone had question.

Supervisor Annabi asked about failing septic systems and P-PHOS and PFAS

Rian said we do not regulate residential septic systems only public but that they can give recommendations.

Anthony Ficchione, the public engineer got up to speak about the failing septic systems that Supervisor Annabi asked about. We had a failing system recently. How do we prevent this from happening and how do we enforce it so that it doesn't happen again?

Anthony said that knowledge is power, give us a call, we're not here to hurt you. We can advise you of what to do. We want you to fix your septic. You need to have a Putnam County licensed contractor. We have procedures and policies. We do dye tests or take a sample. Supervisor Annabi wanted to know the resolution to a positive dye test.

Once a positive test comes back, we send out a notice of violation giving 30 days to rectify the situation. If you fail not to repair the septic system, we would bring you in for a hearing. Supervisor Annabi asked if they would condemn the home? He replied that they don't have that authority. Maybe the town does. They would do tests to confirm that the septic is failing. They do not regulate wells. They can only suggest treatments. They only enforce public water.

You can call or scan the QR code with any questions. Index cards will also be available.

Councilman Russo asked if there is any financial assistance available to people that don't have the money.

Anthony responded that only Lake Oscawana residents can get assistance. Give them a call and they will direct you in what to do. There is only a certain amount of money. You can go on the BOH website and apply there. The town has petitioned the DEC to get more lakes added to the list.

PRESENTATION BY KEVIN MONAGHAN, PUTNAM COUNTY OFFICE FOR SENIOR RESOURCES SERVICES

Kevin Monaghan spoke about the various programs they offer to the senior in Putnam Valley. He would like to highlight some of them.

- Go- Go -Ride Transportation- This is a service that connects seniors with 4 (1) way trips per month using either Uber, Lyft or Taxi with a 25-mile radius to get to doctor's appointments, hospital or different things they can't get to. This has been extremely successful.
- Dining Sites- new menus
- Meals On Wheels
- Supermarket Seconds – fresh fruits & vegetables, sometimes cakes & cookies
- Discover live tours/Croatia - they get to see things in other countries.
- Cart Fit Program- Help Mature Drivers Find Their Safest Fit – Supervisor acknowledged that this is a great program.
- Caregivers Support Group
- Alzheimer's Association
- Brain Fitness
- Mini State of the County Presentation with Kevin Byrne



**Office for Senior Resources
Putnam Valley Friendship Center**

April 2025 ~ (845) 808-1730

Open: Mondays-Fridays 9:00 am ~ 2:00 pm

April Activities:

Monday Bingo/cards/billiards

10:00 am Tai Chi w/ Kim
10:00 am Art w/ Maggie
12:00 pm Rummikub
1:00 pm Fall Prevention
w/ Naomi

Tuesday Bingo/cards/billiards

10:30 am Line Dancing w/ Betty
11:00 am Movie

SHOPPING – ShopRite

Beach Shopping - 3rd Tuesday of the month

Wednesday Bingo/cards/billiards

10:30 am Line Dancing w/ Rich
11:00 am Coffee & Conversation
12:30 pm Nutty Knotters
1:00 pm Plates

Thursday Bingo/cards/billiards

10:00 am Chair Yoga w/ Lucy

Friday Bingo/cards/billiards

11:00 am Zumba w/ Kelly

On-line exercise classes and call-in activities are available.
Please contact 845-808-1700 to register.

On-line Exercise Classes

(Using MicroSoft TEAMS App)

Mondays @ 10:00 am – Chair Yoga w/ Lucy Conway
Thursdays @ 10:00 am – Tai Chi w/ Kim Ceresa

Call-in Activities:

Wednesday, April 16th @ 1:00 pm – 1800K CLUB

Tuesdays @ 1:00 pm – Trivia w/ Sally Jo
Thursdays @ 1:15 pm – Sassy Seniors Group w/ Michele
Fridays @ 2:00 pm – Coffee & Conco w/ Miriam

On-line Caregivers Support Group Meeting

(Using the MicroSoft TEAMS App)

Thursday, April 17th @ 2:00 pm
To register, please contact Lynne Cabral
(845) 808-1700 ext. 47113

April Special Events

April 1 – Crafts w/ Liz @ 11:00
April 8 – Caregivers Support Group @ 11:45
April 15 – Brain Fitness w/ Mike @ 10:00
April 16 – Discover Live Tour/Croatia @ 11:00
April 16 – Book Club @ 3:00
April 17 – Getting Ready for Tick Season – How to Prevent
Getting Lyme Disease @ 11:00
w/ Sarona Chisick, MED BSN RN – Nuvance Health
April 22 – Cooking Demo & Presentation @ 11:30
w/ Nutritionist Elizabeth Margiotta, MS, CDN
& CCE Nutrition Educator Josephine Quiocho
April 22 – Alzheimer's Association 10:00 to 2:00
w/ Eileen Hendriksen, LMSW
April 22 – CarFit @ 12:00-3:00 Must sign up w/ Site Mgr.
April 23 – Mini State of the County Presentation @ 10:30
to 11:45 w/ County Executive, Kevin Byrne
April 29 – Brain Fitness w/ Mike @ 10:00

*Rides to doctor appointments are available through
our Demand Response Medical Transportation
Program. For information call 845-808-1700 ext.
47104.*

To know about delays or cancellations in the event of inclement weather,
please call 845-808-1700/press 0 or look out for Senior Blast notifications.

AMENDMENTS TO THE AGENDA

Presented by Supervisor Annabi

RESOLUTION #R25-133

REMOVE #4. Presentation to Retiring Cub Scout Leader.

ADD: Executive session at the end of the meeting to discuss threatened litigation for Personnel Injury.

Seconded by Councilman Luongo, unanimously carried

SUPERVISOR'S COMMENTS

Since early December this Town Board has been proactive in a few County Events. She thanked the community for coming out to the last couple of events.

The County tried to ban farming back in December. They were misinterpreting and refused the farming district designation to a bunch of farmers in Putnam Valley. They had a misunderstanding in their books regarding designations.

The County lost the lawsuit. This Town Board went to bat and she is very grateful to the Community that came out and supported them. It was a big win.

In January the County was revisiting the 1% extender on our sales tax. We pay 8.75%, 4% goes to the State, .75% goes to MTA and the other 4% goes to the County which includes the 1% extender that helps the County of offset property tax. The legislator thought it would be a good idea to drop it ½%. The Town Board along with other municipalities did not agree with this.

For the first time in history, they all came together and sent a letter to the County (see attached). County legislator Kevin Byrne also vetoed the resolution put forward.

They would be splitting those 1% nine ways- minimum of \$50,000, the rest based on population. So, if the legislators sign this resolution of the home rule where the towns and villages split it fairly, we should get about \$200,000 a year for the next 3 years. This will help the Highway Department, forestry, outdoor exercise equipment for our seniors. They are programs we are looking to do that this money will help and not put a burden on our taxpayers. If they decide not to pass the resolution, they will lose over to \$20 million. Where are they going to make this up? It makes no sense. That burden will be put on the towns. Anything to do with legal aid, community college, elections will be put on us now. We appreciate them paying for this. We are only asking for a portion of it, work has to be done. This Town had over \$9 million worth of damage. FEMA has not come through on a lot of it. We are still responsible for 22% of it. So, this money would help offset some of these charges. What they are asking for is very fair. Hoping that the legislators are listening to us. Right now, it is 5 to 4.

They need a super majority to override the home rule. Hoping this passes before May 6th. This is because everyone came out and speaking. She will keep us posted. Keep an eye on the Putnam County Legislator website to see when they are having the meeting. Councilwoman Tompkins acknowledged that Supervisor Annabi was the one who spearheaded everybody getting together and was the loudest and singlehanded getting everyone together.



JACQUELINE ANNABI

Supervisor

jannabi@putnamvalley.gov

Town Board Members

LOUIE LUONGO, *Commissioner*
CHRISTIAN RUSSO, *Treasurer*
STACEY TOMPKINS, *Finance Director*
SHERRY HOWARD, *Civil Engineer*

Supervisor's Office

MARIA ANGELI O., *Finance Director*
MARGARET DRUBBA, *Facilities Department*
ELAINE MCINTY, *Chief of Staff*

February 19, 2025

Putnam County Legislators:

Thank you for allowing us the opportunity to speak to the importance of sales tax revenue sharing with the Towns and Villages.

The distribution of county sales tax back to our towns and villages is **not** a request for something new or unprecedented. It worked in 2022. That year, sales tax revenue was shared with towns and villages, and in Putnam Valley, we used those funds to repair vital infrastructure and create a much-needed recreational space, all without increasing the tax burden on residents. Proving that when tax dollars stay local, they make a direct and lasting impact.

We are here requesting for a portion of those funds to be returned to the Towns and Villages, permanently. While reducing sales tax at the register may seem beneficial, the reality is, these savings add up to \$1.00 on a \$100 purchase, and while every little bit of savings is helpful, this would do little to ease the financial strain on homeowners. Yes, a lower sales tax might attract shoppers from neighboring areas, but the benefits are spread thin and do not address the financial challenges our residents face. Equally, using these funds solely to offset property taxes may sound appealing, but without reinvesting in our communities, it does nothing to solve the real issues at hand.

The real solution is to reinvest these funds directly into our towns, supporting infrastructure, expanding recreation, and strengthening essential services that truly benefit the people who live here.

Allocating sales tax revenue back to towns and villages provides the resources needed to invest in our own communities, ensuring long-term sustainability and a better quality of life for all residents.

Thank you for your time and consideration.

If Putnam Valley received these funds, we could build a **senior outdoor exercise area**, create **mountain bike paths**, implement **forestry plans**, and expand **community events** like **miniature golf** and **batting cages**—all while addressing critical road and bridge repairs. Without this funding, these projects may never happen.

Jacqueline Annabi, Supervisor
Town of Putnam Valley

Michael S. Cazzari, Supervisor
Town of Carmel

John Van Tassel, Supervisor
Town of Philipstown

Jaime McGlasson, Supervisor
Town of Kent

Richard Williams, Sr., Supervisor
Town of Patterson

Nick Durante, Supervisor
Town of Southeast

Kathleen E. Foley, Mayor
Village of Cold Spring

James S. Shoenig, Mayor
Village of Brewster

Chris Winward, Mayor
Village, of Nelsonville

March 14, 2025

Senator Pete Harchham
Senator Rob Rolison
Assemblyman Matt Slater
Assemblywoman Dana Levenberg

Re: Putnam County Sales Tax

Dear Members of the Putnam County State Delegation,

We are requesting a meeting with you and County Executive Byrne to discuss the critical issue of sales tax revenue sharing. It is imperative that we find a solution which directly benefits taxpayers in our county, towns, and villages.

We are deeply concerned about the County Legislature's reluctance to support towns and villages in utilizing sales tax revenue, a proven approach that could provide much-needed relief to our residents. Rather than simply reducing the county's current sales tax rate, as proposed by some legislators and which will jeopardize county services to towns and villages, a more effective way to support taxpayers would be to share a portion of existing sales tax revenue with local municipalities.

Sales tax sharing is a standard practice across New York State. Most counties allocate a portion of their sales tax revenue to towns and villages, either because it is required by law or through formal agreements between the county and local governments. Unfortunately, since January, several of our legislators have made it clear that they are not interested in such an agreement, despite the benefits it would provide to our communities keeping this funding in Putnam County.

The New York State Comptroller's 2020 report explains how sharing sales tax revenue helps lower property taxes and funds necessary infrastructure projects. Most counties in the state engage in this practice, yet Putnam County is one of the few that does not. The report highlights how allocating sales tax revenue to local municipalities ensures that these funds are used efficiently and to directly benefit taxpayers.

Putnam County itself has previously engaged in sales tax sharing. In 2022, the prior county administration and legislature unanimously appropriated \$5 million in surplus sales tax revenue to municipalities, allowing them to complete critical projects and provide direct tax relief. Neighboring counties, such as Dutchess and Westchester, have long shared sales tax revenues to support their local governments and reduce property tax burdens on residents.

A proven and fair solution would be to extend the existing sales tax rate and share a modest portion of the sales tax revenue among the six towns and three villages in the county. This approach would allow municipalities to invest in critical projects and services without further raising taxes.

TOWN OF PUTNAM VALLEY
TOWN BOARD MEETING

April 16th, 2025
PAGE 12

Senator Pete Harckham
Senator Rob Rolison
Assemblyman Matt Slater
Assemblywoman Dana Levenberg
March 14, 2025
Page 2

We are asking for your assistance in working with town, village, and county officials to allocate these sales tax revenues directly to the towns and villages. This will ensure they are used directly to benefit residents.

We are happy to share examples from 2022 that demonstrate the benefits of allocating sales tax revenue to Putnam County's towns and villages.

We request your help in crafting state legislation that ensures Putnam County shares a portion of its sales revenue. We would appreciate the opportunity to meet and discuss how we can work together to support and advance the creation of this legislation.

Please let us know a convenient time to meet and further explore solutions that will directly benefit our communities.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

Jacqueline Annabi
Supervisor, Town of Putnam Valley

Michael S. Cuzzari
Supervisor, Town of Carmel

John Van Fassel
Supervisor Town of Philipstown

Jaime McGlasson
Supervisor, Town of Kent

Richard Williams, Sr.
Supervisor, Town of Patterson

Vicki Durante
Supervisor, Town of Southeast

Kathleen E. Foley
Mayor, Village of Cold Spring

James S. Shoenig
Mayor, Village of Brewster

Chris Winward,
Mayor, Village, of Nelsonville

cc: County Executive Kevin Byrne
Legislature Chair Amy Sayegh

TOWN OF PUTNAM VALLEY
TOWN BOARD MEETING

April 16th, 2025
PAGE 13

Jacqueline Annabi, Supervisor
Town of Putnam Valley

Michael S. Cazzari, Supervisor
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James J. Schoenig, Mayor
Village of Brewster

Chris Winward, Mayor
Village, of Nelsonville

April 14, 2025

Honorable Pete Harcham
New York State Senate

Honorable Rob Rolison
New York State Senate

Honorable Dana Levenberg
New York State Assembly

Honorable Matt Slater
New York State Assembly

Re: Putnam County Sales Tax

Dear State Delegation Representatives of Putnam County,

We, the undersigned, represent all the taxpayers of Putnam County. We are a consortium of duly elected Supervisors and Mayors from all nine (9) municipalities representing the nearly one hundred thousand (100,000) residents who call Putnam County home. Earlier this month, a truly historic and unprecedented meeting took place in Putnam Valley where, for the first time ever, all nine (9) municipal leaders came together alongside County Executive Byrne. United in purpose, we voiced collective support for a proposal that pairs county property tax relief with a groundbreaking plan to allocate county sales tax revenue, delivering much-needed local relief to towns and villages across the county.

While towns and villages have been advocating for this type of plan for years, the opportunity to reach this compromise came once the Putnam County legislature failed to extend (not increase) the county's existing sales-tax rate of four percent (4%) past November 30, 2025, voting instead to cut the rate by a quarter percent (0.25%) on April 1st (Resolution #108 of 2025) by a razor-thin margin of five to four (5-4). This occurred months after the County Executive's original request was sent on January 16, 2025, and following numerous legislative meetings which featured confusing public debates between county legislators, while conspicuously excluding the executive branches in our respective municipalities from any discussion.

By choosing not to extend the county's share of its expiring sales-tax rate by one percent (1%), the legislature has not only ignored considerable historical precedent -- it has approved every extension since 2007 -- but has jeopardized the financing of critical county services by instead favoring a consumption-tax reduction which unfairly benefits those who do not reside in Putnam County and own no property here.

If enacted, the county legislature's attempt to reduce the sales-tax rate would equate to an immediate loss of approximately \$5.3 million for the upcoming county budget. This financial loss would only grow in subsequent years when economic activity is not as robust. For these reasons and more -- not least the uncertain future of state tax revenues in the wake of a dramatic macroeconomic reordering -- we are urgently requesting two (2) action items of our state legislative members.

Without your immediate support, Putnam County may be forced to deplete its reserves, shift financial burdens onto already stretched Towns and Villages, or resort to raising property taxes in the coming years, placing additional strain on residents and diminishing quality of life across our communities. County Executive Byrne has made it clear he is prepared to veto this short-sighted and potentially harmful

State Delegation Representatives of Putnam County
April 11, 2025
Page 2

legislative action, but only if a unified, alternative approach backed by all nine municipal leaders of Putnam County can be agreed upon. The decision of all the town and village leaders is clear: we must act together now to avoid these damaging outcomes.

In order to avoid this grim scenario, and in the absence of any effective resolution from the county legislature, we the Town Supervisors and Village Mayors respectfully request that our state delegation members introduce legislation and support an extension of the county's existing sales-tax rate of four percent (4%), in keeping with County Executive Byrne's January 16th requests to the county legislature. We are also calling upon members of the county legislature to hold a special meeting ahead of its next scheduled full meeting on May 6th to support the compromise agreed to by the authors of this letter and to assist the state delegation in moving ahead to pass the required enabling legislation in their respective chambers of the state legislature. This is a fundamental part of a long-standing legislative process, one the county legislature had reliably supported for nearly two (2) decades. That is, until this year, when their complete failure to act marked a disappointing and unacceptable departure from that commitment.

What does this unanimous partnership mean for the town and village residents who reside in Putnam County as well as the municipal leaders tasked with delivering much-needed services and managing local tax burdens? Together with the county executive, we have agreed to a conceptual framework to maintain the existing sales-tax rate and distribute one-ninth (1/9) of the one percent (1%) extension (symbolic for the six (6) towns and three (3) villages), providing these localities with a total projected share of approximately \$2.44 million, shared as a proportion of a municipality's population. However, this is anything but a handout and most certainly would not be a blank check. Towns and Villages could only use the revenue to support local projects with a public purpose, not plug gaps in operating budgets or float their payroll budgets through the fiscal year. Under the terms of this compromise, residents of every town and village would benefit from a minimum of Fifty Thousand Dollars (\$50,000.00) in local tax relief.

County-supported funding for local capital plans could include programmatic steps, engineering studies, and consultation costs, and expenditures would be closely monitored. As you know, material costs, insurance, and supplies are outstripping many towns' and villages' ability to pay, and this historic revenue-sharing agreement would extend a lifeline to municipalities large and small struggling to provide meaningful relief to their residents while maintaining essential services and addressing lingering infrastructure needs like aging storm and wastewater systems.

By employing this distinct approach to the home-rule process, the county executive can effectively propose a \$1 million cut to the county property-tax levy, coupled with meaningful sales-tax sharing along terms which ensure tax relief for town and village residents. Your action would also contribute to the extension of tax-free purchases from online and brick-and-mortar businesses by Putnam County residents shopping for clothing and shoes under One Hundred and Ten Dollars (\$110.00).

Each of you has at some point privately or publicly called on the county to take steps to share its sales-tax revenue among our towns and villages. Some members of the county legislature have gone further and run on such a platform, only to reverse course this past year. These members neither conferred with the County Executive nor their town and village elected officials and residents and defied the ruling sentiment of constituents with their most recent vote. We are not asking you to countermand the county legislature's recent act with respect to the sales-tax rate. Rather, as our representatives in the state legislature, you can introduce legislation and present the county government with a home-rule request which contains

State Delegation Representatives of Putnam County
April 11, 2025
Page 3

provisions for an extension of the existing four percent (4%) sales-tax rate paired with a redirecting of one-ninth (1/9) of one percent (1%) of its revenues with a minimum of Fifty Thousand Dollars (\$50,000.00) in local tax relief to all towns and villages in Putnam County.

Town Supervisors and Village Mayors wrote to the county legislature on February 3rd and March 14th, advocating for a sales-tax extension which included a form of sharing, which was largely ignored. Most recently, at the April 1st legislative meeting in Carmel's Historic Courthouse, local officials and residents voiced their opposition to the legislature's actions pertaining to sales tax and its critical importance in funding existing county services. While those attempts have failed, we now have an opportunity unlike any other. For the first time ever, all of Putnam County's municipal leaders at every level – county, town, and village – are united in support of this meaningful and historic compromise. We look to you for your help to introduce, support, and pass enabling legislation to ensure its implementation.

Thank you for your careful consideration of this request. We look forward to working with you and our County Legislature in any capacity we can to achieve the result outlined above. The stakes have never been higher.

Respectfully yours,

Jacqueline Annabi
Supervisor, Town of Putnam Valley

Michael S. Cazzari
Supervisor, Town of Carmel

John Van Tassel
Supervisor Town of Philipstown

Jaime McGlasson
Supervisor, Town of Kent

Richard Williams, Sr.
Supervisor, Town of Patterson

Vick Durante
Supervisor, Town of Southeast

Kathleen E. Foley
Mayor, Village of Cold Spring

James J. Schoenig
Mayor, Village of Brewster

Chris Winward
Mayor, Village, of Nelsonville

cc: Honorable Kevin Byrne
Putnam County Executive

Honorable Amy Sayegh
Chair, Putnam County Legislators

Diane Schonfeld
Clerk, Putnam County Legislature

COUNTY SALES TAX RESOLUTION

Presented by Councilman Russo

RESOLUTION #R25-134

RESOLUTION

WHEREAS, the Putnam County Executive and his Administration have again proposed renewing the previously authorized one percent (1%) County sales tax extension to the Putnam County Legislature; and

WHEREAS, the County is proposing to share a portion of its sales tax revenue with the towns and villages of the County; and

WHEREAS, Supervisor Annabi along with other elected officials from the towns and villages in Putnam County, have met with County Executive Byrne and, together, have unanimously agreed to support the one percent (1%) County sales tax extension and a specified sales tax sharing program; and

WHEREAS, the increase and proposed mechanism for sharing sales tax is as set forth in a letter attached to and made a part hereof (the "Letter"); and

WHEREAS, the County Executive and the towns and villages have asked State representatives to propose legislation extending the one percent (1%) County sales tax increase in the Letter; and

WHEREAS, the Town of Putnam Valley supports extending the one percent (1%) County sales tax rate increase; and

WHEREAS, it is in the best interest of the Town of Putnam Valley to participate in the County's sales tax sharing to support infrastructure projects, local programs, provide tax relief, and other essential services; now therefore be it

RESOLVED, the Town of Putnam Valley shall take whatever action necessary to support the County extending the one percent (1%) County sales tax rate; and be it further

RESOLVED, that the Town of Putnam Valley urges the Putnam County Legislature to call a special meeting to consider and adopt the Resolutions proposed by the County Executive in conjunction with the towns and villages of Putnam County; and be it further

RESOLVED, the Town of Putnam Valley shall take whatever action necessary to support and effectuate the County Executive's proposed sales tax sharing at one-ninth (1/9th) of one percent (1%), to be allocated to the Town/Village according to population with a every town and village to receive a minimum of \$50,000, including but not limited to passing any necessary Resolutions, entering into appropriate agreements with the County with such terms as enumerated here and any other set forth by the County, and/or providing the County with necessary information.

Dated: 4-16-2025

Moved: Councilman Russo

Seconded: Supervisor Annabi

Motion passes/ fails: Ayes 5 Nays 0

	AYE	NAY	ABSTAIN
PRESENT/ABSENT Councilwoman Howard	<u>X</u>	_____	_____
PRESENT/ABSENT Councilwoman Tompkins	<u>X</u>	_____	_____
PRESENT/ABSENT Councilman Russo	<u>X</u>	_____	_____
PRESENT/ABSENT Councilman Luongo	<u>X</u>	_____	_____
PRESENT/ABSENT Supervisor Annabi	<u>X</u>	_____	_____

Michelle Stephens

MICHELLE STEPHENS, TOWN CLERK

LEGISLATIVE REPORTS

Presented by Councilman Luongo

Putnam Valley Town Board Meeting – 4/16/2025

Legislator Gouldman cannot make it tonight because he has a conflict. He asked Councilman Luongo to give his report.

**** April is National Donate Life Month.** He encourages everyone to become an organ or tissue donor. In New York State there are approximately 10,000 people waiting for an organ transplant, and there are an estimated 500 New Yorkers that die every year while waiting for an organ transplant. If you are not an organ donor, please consider it.

****All of us have seen a lot of garbage on the side of the road, it is being thrown out of car windows and illegally dumped.**

We should all understand the total cost of littering.

- It pollutes the environment.
- It affects and can kill wildlife.
- It also affects the aesthetic look of our community.

So please don't litter.

**** Putnam County will be having a Household Hazardous Waste Drop-Off Day for Putnam County residents on Saturday, April 26th from 8:30am – 12:30pm.**

Location: Canopus Beach parking lot at Fahnestock Park, Route 301 in Kent. Preregistration is required. Please visit the Putnam County website at www.putnamcounty.com to register. For more information call 845-808-1390 Ext 43231

Page # 2

****The Putnam County Sheriff Department will be hosting the NYS Boating Course on Saturday, May 4th at 8:00 am at the Putnam County Bureau of Emergency Services, 112 Old Route 6 in Carmel. You must register, reach out to the Sheriff Dept for more information.**

****Putnam County is launching a new program. The office of Senior Resources is currently looking for volunteers over 60 years of age to be a Putnam Pal. This group will bring Joy, Companionship, and meaningful connections to the lives of older adults in our community. For more information call Irene Powliczko at 845- 808-1734.**

****Putnam County has a Caregiver Support Group. Be part of a group that understands the joys and challenges of caring. For more information call Lynne Cabiati at 845-808-1700 Ext 47113.**

****Building on the success of last year's Putnam County Youth Business Market. This year's event will take place on June 8. If you know of a young entrepreneur who would be interested in participating, please pass this on. Youth venders interested in participating must register in advance. For more information and to sign up, visit the Putnam County website or give Legislator a call.**

Page # 3

****Legislator Gouldman would like to thank the residents who have reached out to him regarding issues they need help with. Over the past few months several residents have contacted him about a variety of issues, and he was able to help many.**

****He is interested in your concerns. If you see something or have a county issue or problem my door is always open, just give my office a call at 845-808-1020. If I can correct the issue, I will.**

Thank You

Highway Superintendent gave the following report.

Before giving his report Shawn wanted to piggy back off of the Sales Tax.

Right now, 5 out of the 6 Highway Superintendents that we created a letter (thank you Jackie) just waiting for the last one to agree on it and then it will be sent to the assemblymen and senate. Supervisor Annabi thanked him.

Good evening, ladies and Gentlemen

I'd like to take a moment to thank the men and women of the Highway dept. for their continued hard work and dedication.

Our tree crew is currently out taken down dead trees along many roads.

We continue to cut shoulders on the edges of roads and repair dirt roads

We finalized our list of roads we plan on Blacktopping in 2025 I

Wicopee Rd culvert still awaiting a start date. We will keep everyone posted when dates are figured out.

Our Basins repair crew has repairing basins they will be out daily has we have several in need of repair. They repaired 35 YTD

Vac-ALL crew will be getting started in the next 2 weeks

Monday April 21st we will be starting the regrading and major repair work on Horton Hollow Please try your best to avoid using it for that week, Residents will be able to get in and out with no issues.

The phones at highway are monitored 24 / 7 and I ask residents with issues to call us and not post on Facebook as we don't troll for complaints. As well be sure to go on Town of Putnam Valley Highway Department Facebook page and like it to stay on top of all the doings of the Highway Dept.

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

252 Days till Christmas

**PUBLIC HEARING: AMENDEMENT TO TOWN CODE ON OUTDOOR
COMMUNITY EVENTS.**

Supervisor Annabi made a motion to open the Public Hearing to discuss the amendment to town code on Outdoor Events.

Seconded by Councilwoman Howard, unanimously carried.

Supervisor Annabi explained that the Outdoor Event Permit is NOT an application for a special use permit. There appears to be some misunderstandings out there. One has nothing to do with the other. There are two different things. One is a permanent Land Use Change and the other is for a Temporary Permit for temporary use for private events on public properties.

Examples: 5K race
Tree Lighting
Community Tag Sales
Garden Club
Community Clean up

This permit will allow private entities to have a Public Event where public health & safety is paramount. There is no consideration about changing a land use. That would be a special use permit. This is a temporary permit for a temporary use. We have a code in place that we have presented to the public and would like to open it up for discussion. Some emails came to the Town Clerk and will be made part of the minutes. Supervisor Annabi asked for Public Comments.

Gordon Murray from Lake Peekskill.

He read it top to bottom and found it very loose and open ended, who decides what, what is the criteria, nonrefundable fee, what requirements?

Feels you should be able to do what you want on your property as long as it doesn't affect your neighbors. Doesn't clarify a lot of things. Wants better definitions.

Alison Jolicoeur from Lake Peekskill.

She is in opposition of this Local Law Community Event Permit. It is overly broad, unclear, and in her view, it is an egregious over reach of government authority. It does not state how many people. The Law risks being applied inconsistency and unfairly. Other towns offer clearer guidelines. A lot of red tape by Putnam Valley. We still don't know what the fees are. She respectfully asked the Town Board to table this amendment.

Town Counsel Sarah Ryan said a fee schedule would be done by resolution and that any applications would be denied or approved at a Public Hearing.

Supervisor Annabi clarified that nothing is getting passed and that they are looking to inform the public that this outdoor permit is something the town is looking for public safety and that the Camp is looking to get a Special Use Permit for Kingdom Faire which is already in the Planning Board and that it has nothing to do with the Outdoor Permit. They are looking for a complete change of use and it has nothing to do with this.

Shawn Keeler also spoke about the Outdoor Permit.

His property is on a private road and he wanted clarification on the permit. Would he need just one permit to cover the whole time his display is up or would a permit for every night. And the cost. He has insurance in place and makes sure public safety is in place.

Supervisor Annabi said this is about safety in place, so many things come in to play. This is why they need the communities' opinions. The emails we received really made a big difference on how things need to be more defined. They put this together because there was no safety in place when small events were taking place. They need to define this a little more closely.

Councilman Luongo asked how do we enforce what's going on in a private road. You need a town road to get to a private road.

Supervisor Annabi responded that this is why it's so important that the permit is defined that the sheriff's department would be aware and would be present at any events. This permit is going to be revised and will be brought out to the public hearing over and over again.

Gina Sanchirico from Lake Peekskill

Questions about House of Worship and Library.

Supervisor said these are already permitted to do certain things. We are talking about private citizens doing something on public ground.

Town counsel Sarah Ryan clarified the way the law is currently written for this draft is that a non-for-profit organization would not have a fee for this permit but if there was a health and safety issue and shut down the road and affecting neighboring properties and have loud noises this permit would allow the Town Board to put certain conditions on it like having someone directing traffic, making sure there is ingress and egress for emergency vehicles.

Caroline Hoare from Roaring Brook

Wants more clarity, she agrees with the other people who spoke.

Supervisor Annabi and Councilwoman Tompkins said this is a starting point and they have a lot more to do. This is just a starting point.

Kate Cunningham from Roaring Brook Lake.

How is one to know what needs a permit. What determines number of people, the turnaround time. She thinks a local law should be very specific. Why a fee for a Community Event? A lot of people did not know this was even going on.

Trish Zamperline from Roaring Brook Lake

Wanted to know how long this would take.

Supervisor Annabi said she did not know.

Kristie Kroll from Peekskill Hollow Road.

She thanked the Town Board for responding to her comments especially the Supervisor. She is not a fan of the law as presented. She's not sure we even need it. It has to be a through law that does not have unintended consequences.

Wants clarification on special use permit and how does the law affect under lying zoning, and temporary versus permanent land use.

Putnam Valley Town Board
Oscawana Lake Rd.
Putnam Valley, NY

RE: Proposed Local Law regarding Community Events Outdoor

25 March 2025

Members of the Putnam Valley Town Board,

I am concerned that the Town Board is considering adoption of a new Town Law that is not complete in its current form. I feel that there are multiple problems with the new Town law titled "Community Events, Outdoor" (CEO) as proposed. I ask the Town Board reconsider the haste with which this law has been introduced and undertake the same deliberate, well considered approach that was used in crafting the Short Term Transient Rental law. My comments include but are not limited to the following and are in no particular order. I look forward to a robust discussion at the April 16 public hearing.

Submitted with respect,

A handwritten signature in dark ink, appearing to read "M. Christie Kroll". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

M. Christie Kroll

I repeat my earlier observation that a new Chapter 69 cannot be added to Chapter 165-36.

An Omission:

The STR addresses Applicable law in item G. Here the STR makes clear its relation to existing law is subservient and that the STR does **not** supersede any regulations or requirements of Putnam Valley Zoning Code.

The CEO does not contain this language. Without this language in the proposed CEO, combined with Part 6. Supersession, the proposed CEO law can be interpreted as superseding existing Putnam Valley Zoning Code....again making it a Type I action under SEQRA.

It is worth noting that the Town of Poughkeepsie [TOP] code is not structured in the same way as Putnam Valley's code. TOP, a much more developed town, does not have open space districts. It does have residential districts, a variety of commercial districts, hamlet districts and waterfront districts.

That said, here is the section of TOP code with the missing language from B. (1):

(1) Such events shall be permitted as an accessory use to a nonresidential use in the following classes of districts as set forth in § **210-10 of the Town Code: Center and Hamlet Districts, and Business and Commercial Districts.** (emphasis mine)

Poughkeepsie code excludes residential districts from their CEO law. The distinction between Putnam Valley code and TOP code is important. A non residential district in TOP **does not** include open space districts. Non residential districts in Putnam Valley **do** include open space districts. Were the TOP so fortunate as to have enough open space to warrant protection I believe open space districts would have been excluded from TOP CEO code as well.

In Putnam Valley PD land is designated as individual parcels embedded, primarily, within residential districts. Allowing PD land to be used for large outdoor community events is *de facto* allowing large outdoor community events within residential districts. I believe PD zoned land needs to be excluded from the proposed CEO law.

Please add these comments to my earlier submission. Thank you.

Christie Kroll

A violation of the SEQRA process:

"Whereas the Town Board classified this action as a Type II Action...."

The CEO as written should be a Type I action under SEQRA, not a Type II as written. As such it requires full environmental review, I understand -- but do not accept -- a line of reasoning that, if placed as Chapter 69 under Part II, General Legislation that the proposed law would not involve land use and therefore could escape being classified as a Type II action under SEQRA.

Not so. The CEO law could be added to Part III Land Use Legislation Chapter 165; it could be added to Part II General Legislation as Chapter 69; for that matter it could be left in a locked filing cabinet or placed in the back of the freezer between frozen peas and 3 cans of orange juice concentrate. If the function or intent of the law is to override zoning -- as this law does -- then by overriding Zoning Code the proposed law is changing zoning no matter where you put it. By definition that is a Type I action.

I also reject the line of reasoning that an individual event can be temporary and therefore the use has no impacts. While a single event may be temporary and limited in its impact, land subjected to supporting multiple, sequential temporary events will experience impacts. Considering impacts one event at a time is nothing less than segmentation, which is not permitted under SEQRA.

Typographic errors:

69-6 B. line 2 ...for a seasonal outdoor community event that [us] not classified..... I believe should read that [is] not classified.....

B. (1) Such events shall [pe] permitted.... I believe should read ... shall [be] permitted...

B. (1) Such events shall pe (sic) permitted as an accessory use to a non residential use in the following classes of districts: *(nothing follows, this is my note)*

Language here matches Town of Poughkeepsie code, but as TOP code uses different classes of zoning districts their designations were dropped. Without Putnam Valley designated zoning districts, B. (1) applies to: nothing. I repeat my earlier observation that a new Chapter 69 cannot be added to Chapter 165-36.

An Omission:

The STR addresses Applicable law in item G. Here the STR makes clear its relation to existing law is subservient and that the STR does not supersede any regulations or requirements of Putnam Valley Zoning Code.

The CEO does not contain this language. Without this language in the proposed CEO, combined with Part 6. Supersession, the proposed CEO law can be interpreted as superseding existing Putnam Valley Zoning Code... again making it a Type I action under SEQRA.

It is worth noting that the Town of Poughkeepsie [TOP] code is not structured in the same way as Putnam Valley's code. TOP, a much more developed town, does not have open space districts. It does have residential districts, a variety of commercial districts, hamlet districts and waterfront districts.

That said, here is the section of TOP code with the missing language from B. (1):

(1) Such events shall be permitted as an accessory use to a nonresidential use in the following classes of districts as set forth in § 210-10 of the Town Code: Center and Hamlet Districts, and Business and Commercial

Hi Christie,

I am sorry to respond so late, I had meetings up at the County all mornings. Thank you for your follow-up comments, they will all be part of our public hearing minutes as well.

But, I do want to take this time and clarify a few things:

The outdoor event permit and application for a special use permit are not the same thing. One has to do with **permanent land use** the other is a **temporary permit** or **temporary use**. The outdoor event permit will help permit, large temporary community public events, such as the 5K, which is a private event held for the public in need of traffic control and other safety measures, the Keeler tree lighting, another example of a private event held on a public road in need of consideration for public safety. We also have a community wide tag sales or community wide street clean-ups each of these held by residents open to the public with no consideration of traffic safety and public safety. There are no guidance in place for such things. By putting something in place it helps events these public event held by a private entity have more understanding and the town has more control over the public safety.

When a private entity decides to hold a temporary public event, and there is no change in use or special use permit required, because it's a one-time event or temporary event. There's no one to oversee public health and safety and this has been long overlooked.

Again, I appreciate your email but I hope I helped explain it a little bit better. I hope you have a wonderful afternoon.

Jacqueline Annabi
Supervisor
Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, NY 10579
845-526-2121
www.putnamvalley.gov

From: M. Christie Kroll <mck55@cornell.edu>
Sent: Wednesday, April 16, 2025 8:17 AM
To: Jackie Annabi <jannabi@putnamvalley.gov>; Louie Luongo <lluongo@putnamvalley.gov>; Sherry Howard <showard@putnamvalley.gov>; Stacey Tompkins <stompkins@putnamvalley.gov>; Christian Russo <crusso@putnamvalley.gov>
Subject: Additional clerical comments to the proposed CEO law

Added Comments on the Proposed CEO
Regarding errors and omissions:

April 16 2025

Caroline Hoare from Roaring Brook

Wanted to clarify who can join a Regatta and town meetings. The definition needs to be clearer. Supervisor Annabi responded that more work has to be done and it will remain open so they can keep fixing it.

Peter Kirchner from Peekskill Hollow Rd

Dear Supervisor and Members of the Town Board:

The proposed Community Events, Outdoor law solves no immediate problem and creates significant ones.

If passed, it can effectively demolish preservation district zoning in which Special Use Permits play a critical role.

The supersession clause is particularly problematic because it overrides all other law without forethought to areas of conflict and consideration of the impact.

Preservation districts are a key contributor to maintaining Putnam Valley's character.

Preservation districts limit a parcel's use and development to very low density and very low intensity.

Of the 95 uses defined in Putnam Valley Zoning, only 4 uses are permitted as of right, reflecting the sensitivity of these parcels and/or the goal of preservation.

13 uses require special use permits obtained from the planning board.

Camps and outdoor entertainment are two of those.

The proposed law clearly conflicts with the latter.

You should find this condition in any properly written Special Use Permit:

"This special use permit shall terminate with any change of use, expansion of use, failure to abide by the conditions of the Amended Site Development Plan and this Amended Special Use Permit, or misrepresentations by the applicant."

Example attached, Condition 24 on page 8.

This condition is critical to being able to obtain compliance with the terms of the Special Use Permit.

A plan and permit are tailored to the site, and given the very-low-density, very-low-intensity mandate in Preservation Districts, it is likely that the existing Special Use Permit maxes out on acceptable density, intensity, and impacts. In any case, further amendment of the Special Use Permit is the purview of the Planning Board.

I hope you can see one big problem: The holder of a Special Use permit for a use other than outdoor entertainment cannot change or expand the parcel's use without their existing Special Use permit being terminated (the plain meaning of shall). It would seem that the Community Events, Outdoor law does not insulate the holder from this consequence of giving an event vendor permission to use the property if the Special Use permit does not already allow it.

Even short-term events are not necessarily brief or low impact, and likely require planning vs. perfunctory or piecemeal consideration, highlighting the proposed law's failure to consider logistics and scale. As an event operator explained, their event involved two weeks of load-in and four days of load-out; its web pages explicitly offer vendors RV parking and tent camping on site for the duration. So a two-consecutive-weekend event balloons to around 27 days of round-the-clock occupancy and activity. Further, that vendor, currently selling tickets, expresses a desire to grow the business and trumpets that a Putnam Valley PD-zoned parcel is their new permanent home. The circumstances suggest that the proposed law's treatment of such a business operation as disconnected single and seasonal events is unwarranted.

Respectfully,

TOWN OF PUTNAM VALLEY
TOWN BOARD MEETING

April 16th, 2025
PAGE 28

Peter D. Kirchner
Peekskill Hollow Rd
Putnam Valley, NY 10579

References:

PV Summary Schedule of Uses
<https://ecode360.com/attachment/PU0242/PU0242-Peter>,

Agreed Peter, and thank you. The purpose of a public hearing is to hear the comments and opinions, we thank you very much for yours. They will be taken into consideration and as I stated, be part of our minutes of the hearing.

I hope you have a great rest of your day.

Jacqueline Annabi
Supervisor
Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, NY 10579
845-526-2121
www.putnamvalley.gov
Dear Supervisor Annabi,

Thank you for your response. You have clarified for me that what you want the proposed law to say and achieve is not how it currently reads. I hope it is obvious that a law should not be voted on until it reads as the town board intends, after a public hearing on that law.

I do not think the confusion is mine. I understand that the proposed law explicitly involves only temporary permits, but the temporary aspect is not necessarily relevant. At least some Special Use Permits disallow events or event-related activities or place significant restrictions on them even if temporary and rare, and further, can restrict where on a property those which are allowed may occur. Do we therefore agree that the holder of a Special Use Permit, based upon that Special Use Permit's terms, may be prohibited from hosting a specific event and/or activities related to the event? And that if so, proceeding with that event would automatically terminate the holder's Special Use Permit? Or do you intend the proposed law and an outdoor event permit to override both that Special Use Permit and zoning? In either case, what the proposed law in its current form sets the stage for is unacceptable in my view.

Among the proposed law's problems (as currently drafted):

- The proposed law is very broad and lacks necessary definitions.
- You clarify that the proposed law will apply only to **events** that affect public thoroughfares or "large temporary community public events". These qualifications are absent from the proposed law. Does this mean the permit requirement is discretionary?
- The proposed law has no standards for approving, denying, or revoking permits.

If an applicant makes a complete application, pays the fee, and satisfies the only other requirement (insurance indemnifying the town), could the board's denial of that application hold up? Does the board anticipate approving all complete applications?

How will the town handle applications for events that conflict?

Is it fair to charge a non-refundable fee if the need for a permit is discretionary, and conditions for approval, or causes for denial are unspecified?

- The law has been represented as enabling in nature, but most people and organizations can hold events now. How then is it that the law "Makes it more transparent and easier for our community members to do such events."?
- The one-size-fits-all fees, insurance, and permitting process will have a chilling effect on the small neighborhood gatherings which strengthen our communities.
- The proposed law appears to have been borrowed from the The Town of Poughkeepsie, but associated code was left behind (e.g. that town's decibel-based Outdoor Music law). Applying the law without associated code is potentially problematic.
- There is a high risk of consequential interaction with PD zoning and Special Use Permits.

The proposed law should not be passed in its current form and companion legislation is likely needed.

Respectfully,

Peter Kirchner

Peter,

Thank you for your comments and they will be taken into consideration during our comments.

Louie Luongo
Deputy Supervisor
Town of Putnam Valley
914-760-6339
LLUONGO@PUTNAMVALLEY.GOV 165b%20Summary%20Schedule%20of%20Uses.pdf

Michael Priano
[REDACTED] Lee Avenue
Putnam Valley, NY 10579
milypri@icloud.com
[REDACTED]

March 27, 2025

RE: proposed Community Events, Outdoor law

Jacqueline Annabi, Town Supervisor and members of the Town Board,

I recently watched the broadcast of the Town Board meeting of March 19, 2025. I am writing with concerns pertaining to the newly proposed Community Events, Outdoor law. After reading the proposed law, I believe it is not ready for public discussion and certainly not Town Board approval.

I understand the need to address outdoor community events in an unobtrusive way that does not obstruct events that may be beneficial to our community. Nevertheless, giving sole authority to the Town Board is a serious mistake as it negates the interests of the Planning and Zoning Departments as well as the public.

Additionally, the proposed law is vague in language regarding crowd size and how long an "event" both short-term and seasonal will last. That these events apparently do not need to adhere to existing code regarding noise, parking or lighting and the protection of wetlands, streams and water bodies is additionally concerning.

I would also suggest you consider identifying permitting exemptions for activities such as a property owner using their property for a tag sale over one weekend.

Lastly, the proposal needs proof-reading for typos and omissions such as identifying classes of districts (see 69-6 B. 1).

Thank you for considering my comments as you go forward with this proposal.

Respectfully,

Michael Priano

For verbatim Town Board Meeting: April 16, 2025

Supervisor Annabi made a motion to reject the law as written and presented to the public.

Seconded by Councilman Luongo, unanimously carried.

By a Roll Call vote of 5 Aye's, the law was rejected as written and presented to the public.

Supervisor Annabi said the input was so important and once it is re written we will present another public hearing to present it to the public. Hopefully in the next two months

Councilman Russo thanked everyone for coming out tonight, for sending emails, and for their time. You all brought up some excellent points. It is not ready to be passed yet. A lot more work has to go into this. If you have more input, please continue to send it.

Councilman Luongo thanked the people for sending emails. Please continue to do so.

PUBLIC HEARING: AMENDMENT TO TOWN CODE ON SHORT TERM RENTALS.

Supervisor Annabi made motion to open up the Public Hearing for the Amendment to the Town Code on Short Term Rentals to fix a couple of type o's.

Sarah Ryan Town Counsel said there was an additional amendment that got made last time which held the Public Hearing open and we re- introduce the Local Law that was to require compliance for the noise ordinance as is written in our Town Code.

Supervisor Annabi made motion to continue the Public Hearing for Short Term Rentals

Seconded by Councilman Russo, unanimously carried.

As stated, there was a couple of amendments that we did last time was (1) to make sure our noise ordinance was in compliance and the fixing of a couple of type O's. She said the Short-Term Rental Law is ready to go live and public.

Supervisor Annabi asked for any comments from the Board. Councilman Luongo stated that it was just verbiage and Councilwoman Tompkins said it was basically a cleanup.

Supervisor Annabi asked for any more comments. There were no further comments.

Councilman Luongo made a motion to close the Public Hearing.

Seconded by Councilwoman Tompkins, unanimously carried.

RESOLUTION TO ADOPT LOCAL LAW #1 of 2025 ENTITLED “REVISED LOCAL LAW RELATING TO SHORT TERM RENTALS (STR’S)”

Presented by Councilwoman Howard

RESOLUTION #R25-135

RESOLUTION ADOPTING LOCAL LAW NO. 1 OF 2025 ENTITLED “REVISED LOCAL LAW RELATING TO SHORT TERM RENTALS (STRs)”

WHEREAS, a local law was introduced to be known as Local Law No. 1 of 2025, entitled “REVISED LOCAL LAW RELATING TO SHORT TERM RENTALS (STRs);” and

WHEREAS, a public hearing in relation to said local law was held on March 19, 2025 and continued to April 16, 2025 during duly noticed public meetings at which all those who wished to speak were heard; and

WHEREAS, notice of said public hearing was given pursuant to the terms and provisions of the Municipal Home Rule Law of the State of New York; and

WHEREAS, the Town Board classified this action as a Type II Action for purposes of the State Environmental Quality Review Act (SEQRA) requiring no further environmental review; and

WHEREAS, the said local law has been on the desks of the members of the Town Board of the Town of Putnam Valley for at least seven (7) days, exclusive of Sunday.

NOW, THEREFORE, BE IT RESOLVED, that the local law annexed hereto is hereby enacted; and

BE IT FURTHER RESOLVED, that the Town Clerk shall file a certified original of this local law in the office of the Town Clerk and one (1) certified copy in the Office of the Secretary of State, State of New York, such certified copy to have attached thereto a certificate that it contains the correct text of the enactment of this local law.

Dated: 4-16-2025

Moved: Councilwoman Howard

Seconded: Councilman Russo

Motion passes/ fails: Ayes 5 Nays 0

	AYE	NAY	ABSTAIN
PRESENT/ABSENT Councilwoman Howard	<u>X</u>	_____	_____
PRESENT/ABSENT Councilwoman Tompkins	<u>X</u>	_____	_____
PRESENT/ABSENT Councilman Russo	<u>X</u>	_____	_____
PRESENT/ABSENT Councilman Luongo	<u>X</u>	_____	_____
PRESENT/ABSENT Supervisor Annabi	<u>X</u>	_____	_____

MICHELLE STEPHENS, TOWN CLERK

Supervisor Annabi thanked everyone and said that we are now finished with that one and that we should be going live May 1st, 2025 where the application will be accepted in the Planning and Building Department. She will be sending out an alert in the next few days letting them know that it's ready.

Town of Putnam Valley Local Law No. 1 of 2025

A Local Law Amending the Town of Putnam Valley Zoning Code to Add Short Term Transient Rentals (STRs) as a Special Permit Use

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

Part 1. Title

This Local Law shall be known as the "A Local Law Amending the Town of Putnam Valley Zoning Code to Add Short Term Transient Rentals (STRs) as a Special Permit Use"

Part 2. Enactment

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

Part 3. Amendment of the Town Code

The Town of Putnam Valley Code §165-36 is amended as follows:

Amend

§165-36.1: Short Term Transient Rentals (STRs)

A. Purpose.

- (1) With the increase in tourism over the past several years in the Town of Putnam Valley and adjacent areas, there has been an increase in the number of property owners renting to tourists on a short- term transient basis. Many residents list their properties as short-term transient rentals on web- based booking sites. Short-term transient rentals (STRs) offer benefits to property owners and residents in the Town such as increased income; however, STRs also create potential health, safety, and quality of life detriments to the community. In recognition of the widespread popularity of STRs and in recognition that many such rentals are already operating in the Town, the purpose of this section is to regulate the safety and use of STRs in line with the goals of the Town Comprehensive Plan.
- (2) The following section imposes mandatory regulations and requirements on all Town of Putnam Valley property owners that rent or propose to rent their property on a short-term transient basis. The purpose of such regulations and requirements are to assure that the properties being rented meet certain minimum safety and regulatory requirements which are proportional to those imposed on similar uses such as bed-and-breakfasts, inns, motels, and hotels; thereby protecting the property owners, the occupants of such housing and the residents of the Town of Putnam Valley.

B. Authorization. This section is adopted in accordance with Article 16 of the Town Law of the State of New York which grants the Town of Putnam Valley the authority to enact local laws for the purpose of promoting the health, safety, and welfare of the Town, and in accordance with Municipal Home Rule Law, Article 2, Section 10, that gives the Town of Putnam Valley the power to protect and enhance its physical environment. The Town Board authorizes the Planning Board of the Town of Putnam Valley to issue special use permits to property owners to use their properties as STRs per the provisions of this section. The Building Department may, thereafter, issue STR permits, for such approved uses. Applications for a permit to operate an STR shall be processed under the procedures set forth in the Zoning Code and this section.

C. Zoning. The STR use of a property shall only occur as an accessory use to an existing or proposed single-family in the R-1, R-2, R-3, LP and CD Zoning Districts, subject to a special use permit issued by the Planning Board and an STR permit. No STR use may occur on a vacant parcel.

D. Density. Where the parcel is located, unless they are preexisting nonconforming structures, new short-term rental units shall meet density and setback requirements for the zoning district.

E. Prohibitions. The following parcels shall be prohibited from being issued permits to operate short- term transient rentals.

- (1) Parcels utilized for multifamily dwelling units.

(2) Parcels utilized for commercial or industrial purposes.

(3) Vacant property which does not contain a residential dwelling unit.

F. Definitions. As used in this section, the following terms shall have the meanings indicated:

ACCESS — The place, means, or way by which pedestrians and/or vehicles shall have safe, adequate, and usable ingress and egress to a property, structure, or use.

CAMPING — The use of a property as a site for sleeping outside; or the parking of travel trailers or similar equipment, the erection of tents or other shelters, to serve as temporary residences.

DENSITY — The number of individual dwelling units per unit of land.

DWELLING UNIT — A building or entirely self-contained portion thereof containing complete housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrance or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit.

EXISTING SHORT-TERM TRANSIENT RENTAL — A short-term transient rental, as defined herein, which is lawfully in operation as of December 31, 2023.

HOUSE RULES — A set of rules that applies to renters of STRs while occupying the unit.

LOCAL MANAGER — The person specifically named on the application and permit that is responsible for the day-to-day operation of the STR, and who may be contacted, day or night, if there is a problem at the STR. The local manager may be either the owner or an agent of the owner. The local manager must reside within 30 miles of the Town of Putnam Valley Town Hall.

NEW OPERATING SHORT-TERM TRANSIENT RENTAL — A short-term transient rental not in operation prior to December 31, 2023.

NON-OWNER-OCCUPIED — An STR unit that does not qualify as owner-occupied.

OWNER-OCCUPIED — An STR unit that is the primary residence of the owner for at least 180 days in the calendar year, or the owner is present in the dwelling or is present on the same parcel while the residence is being used as a short-term rental.

PRIMARY RESIDENCE — A person's domicile where they usually live in the Town of Putnam Valley, whether on a full-time or part-time basis for at least 180 days in the calendar year, typically a house including any habitable accessory structures on the same property.

RENTAL — An agreement granting use or possession of a residence, in whole or in part, to a person or group in exchange for consideration valued in money, goods, labor, credits, or other valuable consideration.

RENTED IN PART — An STR in a primary residence, as defined above, that is being occupied in part by the owner and in part by STR guest(s), simultaneously.

RENTED IN WHOLE — An STR in a dwelling unit that is being occupied entirely by STR

guests for the rental duration.

SECONDARY DWELLING UNIT (SDU) — An attached or detached secondary residential dwelling unit that shares the building lot of a larger, primary home, including having separate cooking and sanitary facilities.

SHORT-TERM TRANSIENT RENTAL (STR) — The use of a parcel for the rental or lease of any or part of any residential use single-family dwelling unit, for a period of less than 30 days. The STR may occur within an entire dwelling, in rooms within a dwelling, or in a separate attached or detached dwelling unit or units on the parcel, but shall not include camping. Motels, hotels, resorts, inns, and bed-and-breakfasts, as defined in this chapter, are excluded from this definition.

SHORT-TERM TRANSIENT RENTAL UNIT — Dwelling units or rooms used as STRs.

SLEEPING ROOM — An interior room other than a bedroom, as defined under the New York State Uniform Fire Prevention and Building Code, that may serve to afford sleep to a person, however, sleep shall not be the primary function of the room. Examples include, but are not limited to, a living

room, family room, den or great room which may be furnished with a futon, convertible couch, or other sleeping surface. All sleeping rooms shall meet New York State Uniform Fire Prevention and Building Code mandates for bedrooms (i.e., size, ceiling height, access, egress, lighting and ventilation, electrical outlets, heat, and smoke and carbon monoxide alarms).

VACANT PARCEL — A parcel of land which does not contain a residential dwelling unit.

G. Applicable law.

- (1) All property owners desiring to operate an STR must comply with the regulations of this section. However, nothing in this section shall alter, affect, or supersede any regulations or requirements of the Town of Putnam Valley Zoning Code, any regulations or requirements imposed by the County of Putnam, or any state or federal regulations or requirements, and all property owners must continue to comply with such regulations or requirements. Any conflict between this section and any other regulations or requirements of the Town of Putnam Valley Code shall be resolved in favor of the more stringent of such regulations or requirements.
- (2) Except as temporarily provided herein for existing STRs, no operation of an STR unit shall occur except pursuant to a valid special use permit issued by the Town of Putnam Valley Planning Board and an STR permit issued by the Building Department. Such STR permits shall be valid for a three-year period, subject to annual fire and safety inspection.

H. Ownership of properties.

- (1) Properties must be owned by an individual, individuals, sole proprietorship, general partnership, limited-liability partnership, or a limited-liability company. No property owned by a corporation or other business entity shall qualify for a permit.
- (2) A general partnership, limited-liability partnership or a limited-liability company must disclose names of all partners and/or members when applying. Any changes in

partners and/or members shall be provided to the Building Department within 30 days of change.

- (3) No owner entity composed of similar individuals, partners and/or members may hold permits for more than three properties at any given time, one owner-occupied and two non-owner-occupied STR in order to allow equitable distribution of short-term rental special use permits. Only one permit per property is allowed at one time.
- I. Designation of STR properties. All short-term transient rentals shall be designated as owner-occupied, or non-owner-occupied, as defined herein.
- J. Grace Period. At the time of adoption of this Local Law allowing Short-Term Rentals, a Property Owner operating an Existing Short-Term Rental without a permit may continue to operate a Short-Term Rental provided that the Property Owner shall submit an application for a Short-Term Rental permit within three (3) months from the date of adoption. Any Property Owner operating a Short-Term Rental after this time period without having submitted an application for a Short-Term Rental permit shall be in violation of these regulations and shall immediately cease such operations until such time that a Short-Term Rental permit is issued.
 - (1) To be an existing STR, property owners must provide proof of operation of an STR prior to December 31, 2023.
- K. Fee. A nonrefundable STR permit application fee and inspection fee shall be established by resolution of the Town Board for each dwelling unit that functions as or contains a short-term transient rental unit. Such permit fee shall be submitted with each new application and each triennial renewal application. A separate fee shall be submitted for an annual fire safety inspection of each permitted STR.
- L. The Town Board may, by resolution, set a maximum number of short-term rental permits allowed during any given period in order to protect the health, safety and welfare of the citizens in the Town. The maximum number (cap) may be reviewed at any time at the discretion of the Town Board.
- M. Application forms. Application forms for an STR permit shall be developed by the Building Department.
- N. Applicants for an STR permit must file a separate application and tender a separate application fee and obtain a separate permit and inspection for each dwelling unit which contains or functions as a short-term transient rental.
- O. Application process. The initial application to operate a short-term transient rental shall be submitted to the Building Department for a special use permit. Notification of the application shall be sent to neighbors within 200 feet of the property upon the Building Department's referral of a complete application to the Planning Board
 - (1) The application shall include the following, in addition to any other information

required for a special use permit application pursuant to Town Code Article X:
Special Permit Uses:

- (a) Contact information. The names, addresses, email address(es) and day/night telephone numbers of the property owners and local managers shall be included on the application.
- (b) Designation of the STR as owner-occupied or non-owner-occupied, as defined herein.
- (c) Designation of the STR as rented in part and/or rented in whole, as defined herein.
- (d) Hosting platform information. The applicant shall provide the names and URLs for all hosting platforms or other advertising platforms, such as but not limited to Airbnb, VRBO or other hosting websites; and Facebook, Instagram, or other social media postings used

by the applicant for advertisement of the short-term transient rental unit. Any changes or additions to the listed hosting/advertising platform shall be reported on the applicant's renewal permit.

- (e) Parking. The number of off-street parking spaces to be provided shall be stated on the application. Off-street parking shall be provided to accommodate the occupancy of the short-term transient rental unit, one parking space for each sleeping room in the dwelling plus other parking as may be required by § 165-35(E)(1). Vehicles shall not be parked on front lawns. There shall be no on-street parking allowed, unless permitted by local traffic control signage. No parking shall be allowed outside of the parking spots designated and detailed on the permit.
- (f) Maximum occupancy. The maximum desired occupancy by the operator shall be stated on the application. The Code Enforcement Officer shall establish the maximum occupancy. The Code Enforcement Officer shall limit the number of occupants based on the number, size, configuration, and furnishings of the bedrooms and/or sleeping rooms, and per the provisions of New York State Uniform Fire Prevention and Building Code.
- (g) Water and septic. The source of the water supply shall be stated on the application and the permit. The septic system shall be functioning, and the type, size, and location of the septic system shall also be stated on the application. New permit applications shall require documentation as determined acceptable to the Planning Board, indicating that the septic system is found to be currently working properly and is adequate for the short-term transient rental maximum occupancy. Applications shall indicate compliance with Chapter 90 (Septic Systems) and shall include the latest pump-out date of the septic tank.
- (h) Fire safety. Documentation of location and existence of fire safety devices in

compliance with New York State Uniform Fire Prevention and Building Code.

- (i) Description. State the occupancy of each bedroom and sleeping room, and the methods of ingress and egress (examples: doors and windows) shall be included with the application. No kitchen or bathroom shall be occupied for sleeping purposes.
- (j) Plat. The applicant shall submit an aerial plat of the property showing approximate property boundaries and existing features, including buildings, structures, well, septic system, parking spaces, firepits/outdoor fireplaces, driveways, streets, streams and other water bodies, and neighboring buildings within 100 feet of the short-term transient rental unit. This does not need to be a survey. This is easily obtained free of charge from many online sources.
- (k) Garbage removal. The applicant shall state how garbage is to be removed from the property. The applicant is responsible for all refuse and garbage removal. The applicant shall be responsible for either: a) contracting with a refuse company; or b) the owner or property manager shall remove garbage on a weekly basis. If there is a dumpster located on the property, the location of the dumpster shall be depicted on the plat submitted with the application.
- (l) House rules. The applicant shall submit a copy of the house rules. (See below Subsection U for required house rules.)
- (m) Jurisdiction. If a property owner does not reside within 30 miles of the Town of Putnam Valley Town Hall, then they must designate the local manager as an agent.

P. Inspections.

- (1) Annually, each approved STR shall be inspected by the Code Enforcement Officer or Fire Inspector to determine compliance with New York State Uniform Fire Prevention and Building Code. Inspections shall be done for the initial permitting and annually, thereafter.
- (2) All STR units must comply with New York State Building Code requirements and shall have no open violations. No initial or renewal permit shall be issued without compliance with the elements of the submitted application.
- (3) The entire building involving an STR must be inspected. This includes all owner-occupied spaces in buildings where an STR unit is located. Those owner-occupied spaces shall be in compliance with the Property Maintenance Code of New York State related to interior and exterior spaces and fire safety.

Q. Application review. Upon receipt of the application and fee, the Building Department shall confirm that the application is complete and refer the application to the Planning Board. The Planning Board shall collect a Special Use Permit fee as established by the

Town Board from time to time by resolution and shall determine if the applicant has complied with all the requirements of this section, the Zoning Code, as well as any applicable federal, state, county, or local laws. If the applicant has fully complied, then the Planning Board, after holding a public hearing, may issue the property owner a special use permit for an STR. Based on the approval of such special use permit, the Building Department may issue a renewable STR permit so long as initial fire safety and property maintenance inspections have been completed and approved and all fees are paid. No STR permit shall be issued until inspection is completed by the Building Department.

- (1) The Planning Board should determine whether screening of the STR Unit is appropriate on a case-by-case basis. The Board is hereby empowered to require suitable and reasonable screening, through landscaping or fencing, as a condition of approval for the special use permit.
- R. Renewal permits. Property owners with STR permits shall submit to the Town of Putnam Valley Building Department a triennial renewal permit application with any changes to the original STR permit, together with such additional documentation as determined by the Code Enforcement Officer, all of which will be on forms prescribed by the Building Department, along with the current renewal application fee. 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. Permit holders shall be able to apply for renewal permits beginning October 1 through December 1. The Code Enforcement Officer may deny a renewal application based on noncompliance of the regulations contained in this section or upon failure of the annual fire safety inspection in any aspect of that inspection. An applicant may appeal the denial to the Zoning Board of Appeals.
- S. General permit regulations.
- (1) STR permits shall be valid for three years.
 - (2) An STR permit will expire on the date of issuance in the third calendar year after issuance.
 - (3) The Town of Putnam Valley Town Board reserves the right to set a cap for the maximum number of STR permits to be issued by the Building Department in order to ensure the equitable distribution of STR permits and to protect the public's health, safety and welfare. The Town Board may review that cap at its discretion and revise it as needed to protect the interests of the Town.
 - (4) Copies of the STR permit must be displayed in the dwelling unit in a place where it is easily visible to the occupants.
 - (5) STR permits may not be assigned, pledged, sold, or otherwise transferred to any other persons, businesses, entities, or properties. If a STR property is sold or otherwise transferred, the new owner must apply for and obtain a STR permit in their name prior to any use of the property as a STR by the new owner. Buyers under contract for the purchase of a STR property may apply for a STR permit as a

prospective owner in the same manner as set forth herein, with issuance of the permit conditioned upon the Buyer's closing of title to the property.

- (6) All short-term rental properties shall have posted on or about the inside of the front or main door of each dwelling unit a card listing emergency contact information. Such information shall include, but not be limited to, the name, address, email, and phone numbers of the building owner, if local, or of a local manager and instructions on dialing 911 for emergency/fire/ ambulance assistance. A local manager shall be able to respond in person within one hour.
- (7) Exterior advertising signs are prohibited except an STR may have one nonilluminated accessory use freestanding or wall sign not to exceed four square feet in area to identify the STR.
- (8) No camping shall be allowed on properties with STR permits.

T. House rules.

- (1) All short-term rental properties shall post for renters of each dwelling unit or rooms a listing of house rules. House rules shall incorporate, but not be limited to, the following:
 - (a) An emergency exit egress plan.
 - (b) The location of fire extinguishers.
 - (c) Identify the property lines and a statement emphasizing that unit occupants may be liable for illegal trespassing.
 - (d) Identify the procedures for disposal of refuse/garbage.
 - (e) If allowed by the property owner, specify outdoor fires shall be made solely within a fireplace or fire pit in accordance with all New York State burning regulations.
 - (f) If allowed by the property owner, instructions for fires in fireplaces or wood stoves. If not allowed by the property owner, a statement stating as such.
 - (g) Short-term transient rentals shall not be permitted to be used for any commercial use or commercial event space.
 - (h) No outdoor camping shall be allowed.
 - (i) Parking shall be allowed solely in the designated parking spaces.
 - (j) If the property has a pool, hot tub or other swimming or bathing appurtenance (hereafter: "pool"), a clear list of requirements related to use of the pool, including explanation of the use of the required barrier, barrier latches, alarms, electrical disconnect, etc. Further, the property owner will place a sign in each location leading to the pool that the property requires a "water watcher": a responsible adult to supervise the pool while it is in use and to be

responsible for assuring that the barrier requirements are in place at all times.

- (k) Noise should be kept to a reasonable level. Unreasonably loud, disturbing and unnecessary noise should not occur after 8:00 p.m. nor before 7:00 a.m. during weekdays, and not between 8:00 p.m. and not before 9:00 a.m. on Sundays or any holiday.

U. Complaints, Enforcement and Violations.

- (1) Complaints regarding the operation of an STR shall be in writing to the Code Enforcement Officer
- (2) Noise complaints should be made to the Putnam County Sheriff's Department.
- (3) Upon receipt of a complaint of violation, the Code Enforcement Officer shall investigate to determine the presence of a violation, and upon finding to his/her satisfaction that a violation was or is currently occurring, he/she shall issue to the property owner and the local manager a notice detailing the alleged violation(s) as determined by the Code Enforcement Officer in accordance with Zoning Code §165-91.2. Such notice shall also specify what corrective action is required of the property owner, and the date by which action shall be taken.
- (4) Notices required by this section shall be issued by the Code Enforcement Officer in accordance with Zoning Code §165-91.2.
- (5) No renewal permit shall be issued until a notice of violation issued by the Code Enforcement Officer is resolved.
- (6) If the landowner does not comply with the specified corrective action by the date given by the Code Enforcement Officer, the Code Enforcement Officer may revoke the STR permit. This determination shall be reviewable by the Zoning Board of Appeals after a public hearing.
- (7) The Owner of a property in violation of this Section, referenced sections, or any other building code requirement shall be subject to enforcement and fines under Zoning Code §165.

Part 4. Severability

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

Part 6. Supersession

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

Part 7. Effective Date

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

FURTHER DISCUSSION ON 17 OSCAWANA LAKE RD

Supervisor Annabi explained that at last week's Work Session we had 17 Oscawana lake Rd come in to request an increase in their sewer usage.

Steve from Whalen Architecture recapped that it's a dentist office with approx. 1400 sq ft. The second story is approximately 794 sq ft currently being used as storage. They want to convert it to a two-bedroom apartment without going any bigger. Just interior renovations. They did their waste water calculations and

Currently the building is using approximately 195 gallons a day, if they put a two-bedroom apartment in it would increase to 450 gallon a day, that's an increase of 250 gallons approx. and if it were to be a one-bedroom apartment it would increase by approximately 105 gallons a day. The variation is about 150 gallon per bedroom. The owner will go to a one bedroom if needed. He just wants to renovate it and bring in some extra income to the building.

Supervisor Annabi said they had discussed last week the sewer usage and how it is very much under what is required. Our goal here is to improve business's and Residencies in the business areas.

The Town Board further discussed the sewer usage and the difference between having a one-bedroom apartment of a two-bedroom apartment.

Supervisor Annabi said a meter would have to be put on the building.

Councilman Russo pointed out that the usage would change to approximately 48,000 gallon and that would still be within the amount of 60,000 gallons.

Councilman Luongo also pointed out that the dentist office does not operate every day and that the tenants are not there all day either. A lot of balance there. The numbers looked good and so they all agreed.

VOTE ON 17 OSCAWANA LAKE RD

Presented by Supervisor Annabi

RESOLUTION #R25-136

RESOLVED that Supervisor Annabi and The Town Board passed a motion that at 17 Oscawana Lake Rd a total waste water usage of 450 gallon per day.

Seconded by Councilman Russo, unanimously carried.

Supervisor Annabi told Steve Whalen that the Planning Board will receive the Resolution from them and he would be all set to go for his next meeting with the Planning Board. Steve asked if he had to go back to the Planning Board and Supervisor Annabi and Town Counsel Sarah Ryan verified that he has to go back to finish up so as to obtain the Special Use Permit. This was just a step for the Town Board that they did their due diligence.

APPROVAL OF MINUTES

Presented by Councilwoman Tompkins

RESOLUTION #R25-137

RESOLVED that the Putnam Valley Town Board to authorize the Supervisor to accept the Town Board meeting minutes from March 19th, 2025.

Seconded by Councilman Luongo, unanimously carried.

APPOINT NEW MEMBER TO BOARD OF ASSESSMENT REVIEW

Presented by Councilman Luongo

RESOLUTION #R25-138

RESOLVED that the Town Board appoint Cheryl Kastuk as a member of the Board of Assessment Review, for a term effective immediately through September 30th, 2026. Cheryl will be completing the term of Philip Ammann, who recently resigned from the Board.

Seconded by Councilwoman Tompkins, unanimously carried.

APPOINT NEW MEMBER TO THE COMMISSION FOR CONSERVATION OF THE

Presented by Councilman Russo

RESOLUTION #R25-139

RESOLVED that the Town Board appoint Kelly Weill as a member of the Commission for the Conservation of the Environment (CCE), effective immediately through December 31st, 2026.

Seconded by Councilwoman Tompkins, unanimously carried.

RE-APPOINT TOWN ASSESSOR

Presented by Councilwoman Howard

RESOLUTION #R25-140

RESOLVED that the Town Board re-appoint Sheryl Luongo to the position of Town Assessor for a six-year term, as part of the managerial contract, effective October 1st, 2025. The salary will be determined by the Town of Putnam Valley's Non-Union/Manager's Agreement.

Seconded by Councilman Russo

Councilman Luongo recused himself.

By a vote of 4 to 0 the Resolution is carried

APPROVE INTERMUNICIPAL AGREEMENT BETWEEN THE COUNTY AND MUNICIPALITIES OF PUTNAM COUNTY

Presented by Councilman Luongo

RESOLUTION #R25-141

RESOLVED, that the Town Board authorize the Town Supervisor to sign the attached Intermunicipal Agreement between the County of Putnam and each of the county municipalities (Town of Kent, Town of Carmel, Town of Patterson, Town of Philipstown, Town of Putnam Valley, Town of Southeast, Village of Brewster, Village of Cold Spring and Village of Nelsonville) regarding shared services within Putnam County.

Supervisor Annabi second for discussion. She said we have always had an Intermunicipal Agreement between town and the County. And then the Town would have an Intermunicipal agreement between each and every Town or Village. This is one agreement and this would be the first time we would have one agreement between all nine plus the County. This means we can go to any village or town and share or borrow or hire without having to get an intermunicipal agreement for every single thing. This even includes hiring any crew.

Councilman Luongo found a typo which Supervisor Annabi said she will let the County know. It was their typo.

Counsel Sarah Ryan said the typo is on page 10.

Seconded by Councilwoman Tompkins, unanimously carried.

Supervisor Annabi said she will sign off on it and get it over to them tomorrow.

Supporting documents can be found in the agenda dated 4-16-2025 pages 26-44

[04-16-2025-Town-Board-MEETING-with-supporting-documents.pdf](#)

APPROVE PERSONNEL CHANGES

Presented by Councilwoman Tompkins

RESOLUTION #R25-142

RESOLVED, that the Town Board approve the following additions/changes to personnel.

1. Chelsi Vogt, PV Day camp office hours, @ \$21.00 hr.
 2. Raymond Pagano, PV Day camp office hours, @ \$18.00 hr.
- John Boniello, Day Camp bus driver, @ \$30.00 hr.

Seconded by Councilman Luongo, unanimously carried.

APPROVE REFUNDS APRIL 2025

Presented by Councilwoman Tompkins

RESOLUTION #R25-143

RESOLVED, that the Town Board approve the following refunds for April 2025.

31 Argyle Street
Lake Peekskill, NY 10537

LPCC
Deposit refund

Nicole Pocchia
299 Oscawana Lake Road
Putnam Valley, NY 10579
\$500.00

\$500.00
LPCC
Cynthia Granda

Deposit refund

Darryl Wassil
276 Oscawana Lake Road
Putnam Valley, NY 10579

\$312.00
Day Camp
Overpayment refund

Seconded by Councilman Russo, unanimously carried.

APPROVE 2025 DISTRICT SPRING CLEANUPS

Presented by Councilwoman Howard

RESOLUTION #R25-144

RESOLVED, that the Town Board accept the proposal from Landwork Contractors for the spring cleanup of the following district properties. The cost will be covered by the appropriate districts. All leaves will be dumped at the Town Highway organic waste pile unless otherwise noted.

- Lookout Manor: beach, parking lot \$1,250.
- Barger Pond: \$595.

Seconded by Councilwoman Tompkins, unanimously carried



144 Buckshollow Road
Mahopac, NY 10541
(914) 479-2537/Fax: (914) 293-0094
www.landworkcontractors.com

Proposal to: Town of Putnam Valley **Attention:** Karen Kroboth District Clerk 845-526-2160
Proposal dated: March 6, 2025

Landwork Contractors, Inc. submits its proposal to include all labor, material, equipment and clean up necessary to complete the following scope of work:

Spring Clean up services:

1. **Roaring Brook:** Spring clean up at Children's Beach, Park Beach, Spur Beach, North Beach and Moon Beach (rake and remove all debris from beaches)
Cost: \$6,850.00
2. Rake sand back from **Children's Beach:** Cost: \$1,275.00
3. **Dam Area:** Clean up dam area Cost: \$1,550.00
4. **Lookout Manor:** Lee Avenue. Rake up leaves, debris and remove from area and parking lot. Cost: \$1,250.00
5. **Wildwood Knolls:** Spring clean up -rake and remove all debris from property. Beach and boat ramp area will be cleaned/Cost: \$1,275.00
6. **Barger Pond:** Rake and blow leaves/branches from the lawn/beach area into the woods. Cost: \$595.00

All leaves to be dumped at Town Highway organic waste pile.

Additional requested work @ Wildwood Knolls:

1. Swan Lane Triangle Clean Up: Cost: \$375.00
2. Swan Lane Triangle Mulch Installation: Cost: \$1,275.00

I look forward to working with you.
Please feel free to contact me with any questions.

Regards,

Joe Ruggiero

(914) 646-4846 cell

President, Landwork Contractors, Inc.

BAN RENEWAL

Presented by Councilman Russo

RESOLUTION #R25-145

RESOLVED, that the Town Board authorize the Finance Director to go out to bid for the renewal of a (combined) Bond Anticipation Note in the amount of \$690,000.00. This amount is to cover the remaining amounts of previously issued BANS for Highway equipment (\$500,000.00 originally issued in 2023) notes for other highway equipment (125K), and the Aquatic Weed Harvester for Lake Oscawana District (65K of the original \$175k) issued in 2021.

Seconded by Councilwoman Howard, unanimously carried.

PUBLIC COMMENT

Resident Jeff Corwin wanted clarification on the 1% sales tax increase. Councilman Russo explained that we used to be a 3% and it got increased to 4% for years now. The Legislator was proposing to lower it down and they voted it to lower it down. We have now asked them to do an extender of that original 1% increase that has been in place for 18 years. The resident said the verbiage wasn't clear. Supervisor Annabi said The Resolution has already been signed by all 9 of them and this was the verbiage that came in from the State Legislators.

Eric Tucker representing Kingdom County Faire had a question that had come up earlier about Camp Combe potentially hosting the Kingdom County Faire. He said a statement made by the Counsel Sarah Ryan that if it were to happen it would be illegal. Counsel Sarah Ryan responded that she said "unlawful" He had wanted clarification on that.

Town Counsel Sarah Ryan explained that Camp Combe's current Special Use permit does not allow them to do events. They are currently under review by the Planning Board to allow them to hold such events. But it has not been approved. Currently under Zoning they are not permitted to hold such events.

Mr. Tucker thanked her for clarifying. Supervisor Annabi added that they have not gotten permission from the town at all and that today was the first time they came in to talk to the Planning Board.

Councilman Luongo wants to remind people now that the weather is getting warmer while out walking or running to remember to face oncoming traffic. If out during dusk remember to wear something reflective.

Councilwoman Tompkins wanted to thank the Ambulance Corp on a personal level. They were amazing and thank you.

Supervisor wants to thank the public for coming during our public comments.

She thinks their input helped us defined what they wanted and it makes it clearer to us and hopes they continue to do that and it was very helpful. Councilwoman Howard agreed.

No other comments.

AUDDIT OF MONTHLY BILLS

Presented by Supervisor Annabi

RESLOUTION #R25-146

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

VOUCHER NUMBERS

AMOUNTS

50775-50780	\$22,832.99
50417-50565	\$548,158.08
50298-50624	\$ 57688.05
50357-50626	\$147,317.03

Seconded by Councilman Luongo, unanimously carried

Before going into Executive Session with no further business Supervisor Annabi wished everyone a happy, healthy and Blessed Easter and a happy and wonderful Passover.

Next Board Session is May 14th, 2025 at 5pm.

TOWN OF PUTNAM VALLEY
TOWN BOARD MEETING

April 16th, 2025
PAGE 51

Supervisor Annabi made a motion to close the meeting at 8:36pm

Seconded by Councilwoman Howard, unanimously carried.

Respectfully submitted,



Michelle Stephens
Town Clerk
4-23-2025