



TOWN OF PUTNAM VALLEY

Town Board Special Meeting

June 4th, 2025

Town Hall

2 PM

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### **AGENDA**

**Meeting called to Order**

**Pledge of Allegiance**

1. Home Rule Request for Extension of Occupancy Tax A8777/S8321

**Adjournment**

**Next Town Board Meeting: Work Session, Wednesday, June 11th, 2025, 5 PM**

**TOWN OF PUTNAM VALLEY  
TOWN BOARD SPECIAL MEETING**

**June 4th 2025**

**Town Hall 2 PM**

**PRESENT:** Supervisor Annabi  
Councilman Luongo  
Councilwoman Howard

**ABSENT:** Councilwoman Tompkins  
Councilman Russo

**ALSO PRESENT:** Town Clerk Michelle Stephens

Supervisor Annabi opened the meeting at 2 pm followed by the Pledge of Allegiance

Supervisor Annabi explained that this Home Rule Occupancy Tax has to be renewed every other year. This is the legislation came that down from the State asking us to extend it for another two (2) years.

**HOME RULE REQUEST FOR EXTENSION OF OCCUPANCY TAX A8777/S8321**

**Presented by Councilman Luongo**

**RESOLUTION #R25-182**

**RESOLVED** that the Town Board approve the request for the extension of a room/occupancy tax in the Town of Putnam Valley.

Seconded by Supervisor Annabi, unanimously carried.

**RESOLUTION 6-4-#182 OF 2025**

**RESOLUTION AUTHORIZING THE EXECUTION AND SUBMISSION OF A NEW YORK STATE MUNICIPAL HOME RULE REQUEST FOR THE EXTENSION OF A ROOM/OCCUPANCY TAX IN THE TOWN OF PUTNAM VALLEY**

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

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

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

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

WHEREAS, the New York State Legislature authorized and established a Room/Occupancy Tax, at a rate of two percent (2%) of the per diem rental rate, in the Town of Putnam Valley which was duly signed into law by the Governor on August 23, 2023; and

WHEREAS, the Town of Putnam Valley desires and requests that said taxing authority be renewed and extended; and

WHEREAS, on June 2, 2025, New York State Assemblyman Matthew Slater introduced Bill No. A8777 to the New York State Assembly; and

WHEREAS, on June 2, 2025, New York State Senator Robert Rolison introduced Bill No. S8321 to the New York State Senate; and

WHEREAS, this legislation requires the passage of a Municipal Home Rule Request to the New York State Senate and Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Putnam Valley hereby approves and authorizes the submission of a Municipal Home Rule Request for Bill Nos. A8777 & S8321 to the New York State Legislature which will permit the Town of Putnam Valley to extend its Room/Occupancy Tax on rooms-for-hire; and

BE IT FURTHER RESOLVED, that Supervisor Annabi and the Town Clerk are authorized to execute the Municipal Home Rule Request and deliver all necessary documents to the New York State Legislature.

Dated: 6-4-2025

Moved: Councilman Luongo

Seconded: Supervisor Annabi

Motion passes/ fails: Ayes 3 Nays 0

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

**IMPORTANT: READ INSTRUCTIONS ON REVERSE SIDE**  
**HOME RULE REQUEST**  
(Request by a Local Government for Enactment of a Special Law)

To the Legislature:

Pursuant to Article IX of the Constitution, the Town of Putnam Valley requests the enactment of House Bill (or Assembly Bill) (no. 8777-A), entitled:

**An Act to extend the tax law, in relation to authorizing an occupancy tax in the Town of Putnam Valley, in Putnam County; and providing for the repeal of such provisions upon expiration thereof**

It is hereby declared that a necessity exists for the enactment of such legislation, and that the facts establishing such necessity are as follows: (Check appropriate box)

- The local government does not have the power to enact such legislation by local law
- Other facts, as set forth in the following "Explanation" establish such necessity

**EXPLANATION**

(If space below is not sufficient, use separate sheet and attach here)

Such request is made by: (Check appropriate box)

- The chief executive officer of such local government, concurred in by a majority of the total membership of the local legislative body. (See paragraph A below)
- The local legislative body of such local government, at least two-thirds of the total membership thereof having voted in favor of such request. (See paragraph B below)

**READ BEFORE SIGNING**

- A. If the request is made by the chief executive officer and concurred in by a majority of the total membership of the local legislative body, both the chief executive officer and the clerk of the local legislative body must sign below. In such case use the word "majority" below even though the vote may have been greater.
- B. If the request is made by the local legislative body, at least two-thirds of the total membership thereof having voted in favor of such request, only the clerk of the local legislative body must sign below. In such case use the words "two-thirds" below.

**CHIEF EXECUTIVE OFFICER'S SIGNATURE**

(Signed) Jacqueline Annabi  
Town Supervisor  
Date June 20 25

**CLERK'S CERTIFICATION**

I, Michelle Stephens, do hereby certify that I am Clerk of the Town Board of the Town of Putnam Valley and that on the 4th day of June 20 25, such legislative body, at least majority of the total membership having voted in favor thereof, approved the foregoing request.

(Signed) Michelle Stephens  
Michelle Stephens  
Date June 20 25

**IMPORTANT: READ INSTRUCTIONS ON REVERSE SIDE  
HOME RULE REQUEST  
(Request by a Local Government for Enactment of a Special Law)**

To the Legislature:

Pursuant to Article IX of the Constitution, the Town of Putnam Valley requests the enactment of State bill (no. 8321-S).

**An Act to extend the tax law, in relation to authorizing an occupancy tax in the Town of Putnam Valley, in Putnam County; and providing for the repeal of such provisions upon expiration thereof**

It is hereby declared that a necessity exists for the enactment of such legislation, and that the facts establishing such necessity are as follows: (Check appropriate box)

- The local government does not have the power to enact such legislation by local law
- Other facts, as set forth in the following "Explanation" establish such necessity

**EXPLANATION**

(If space below is not sufficient, use separate sheet and attach here)

Such request is made by: (Check appropriate box)

- The chief executive officer of such local government, concurred in by a majority of the total membership of the local legislative body. (See paragraph A below)
- The local legislative body of such local government, at least two-thirds of the total membership thereof having voted in favor of such request. (See paragraph B below)

**READ BEFORE SIGNING**

- A If the request is made by the chief executive officer and concurred in by a majority of the total membership of the local legislative body, both the chief executive officer and the clerk of the local legislative body must sign below. In such case use the word "majority" below even though the vote may have been greater.
- B If the request is made by the local legislative body, at least two-thirds of the total membership thereof having voted in favor of such request, only the clerk of the local legislative body must sign below. In such case use the words "two-thirds" below.

**CHIEF EXECUTIVE OFFICER'S SIGNATURE**

(Signed) \_\_\_\_\_

Jacqueline Annabi

Town Supervisor

Date: June 2025

**CLERK'S CERTIFICATION**

I, Michelle Stephens, do hereby certify that I am Clerk of the Town Board of the Town of Putnam Valley and that on the 4<sup>th</sup> day of June 2025, such legislative body, at least majority of the total membership having voted in favor thereof, approved the foregoing request.

(Signed) \_\_\_\_\_

Michelle Stephens

Date: June 2025

Supervisor Annabi moved to close the close the meeting at 2:04pm

Seconded by Councilman Luongo, unanimously carried.

Respectfully submitted,

*Michelle Stephens*

Michelle Stephens  
Town Clerk  
6/4/2025

MOTION CARRIED WITH FOUR EYES

Supervisor Annabi made motion to close the meeting at

Seconded by C, unanimously carried.

Respect submitted,



Michelle Stephens

Town Clerk 6-4-2025

STATE OF NEW YORK     )  
COUNTY OF PUTNAM    ) ss:

I, the undersigned Town Clerk of the Town of Putnam Valley, Putnam County, New York (the "Town"), DO HEREBY CERTIFY as follows:

1. I am the duly qualified and acting Town Clerk of the Town and the custodian of the records of the Town, including the minutes of the proceedings of the Town Board, and am duly authorized to execute this certificate.

2. A regular meeting of the Town Board of the Town (the "Board") was held on April 16, 2025. Minutes of said meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of said Board. Attached hereto is a true and correct copy of a resolution duly adopted at said meeting and entitled:

**BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK (THE "TOWN"), AUTHORIZING THE ISSUANCE OF UP TO \$500,000 IN SERIAL BONDS OF THE TOWN FOR THE ACQUISITION OF MACHINERY AND APPARATUS FOR USE BY THE TOWN'S HIGHWAY DEPARTMENT**

3. Public Notice of the time and place of said meeting was duly posted and duly given to the public and the news media in accordance with the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, and that all members of said Board had due notice of said meeting. The meeting was duly convened and held and that said Bond Resolution was duly adopted in all respects in accordance with the law and regulations of the Town. To the extent required by law or said regulations, due and proper notice of the meeting was given. A legal quorum of members of the Board was present throughout said meeting, and a legally sufficient number of members (2/3's of the Board) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under the law, said regulations, or otherwise, incident to said meeting and the adoption of the resolution, including the publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

4. The seal appearing below constitutes the official seal of the Town and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the corporate seal of the Town of Putnam Valley this 16<sup>th</sup> day of April, 2025.

TOWN OF PUTNAM VALLEY

By: \_\_\_\_\_  
Michelle Stephens, Town Clerk

[SEAL]

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