



# TOWN OF PUTNAM VALLEY

## Town Board Meeting

July 16<sup>th</sup>, 2025

Town Hall

6 PM

~~~~~

### AGENDA

#### Meeting called to Order

#### Pledge of Allegiance

1. Public Hearing: Extend Moratorium on Battery Storage Systems and Large-Scale Wind Energy Conversion Systems
2. Recognition of Retirement of Joseph Fejes
3. Community Reports
4. Supervisor's Comments
5. Legislative Report
6. Discuss Zoning Changes, Neighborhood Business Committee & Accept Zoning Map
7. Introduce Local Law regarding Exemption for Qualified Members of Fire Department and Ambulance Corps.
8. Approval of Minutes
9. Parks & Recreation:
  - a. Approve July 2025 Refunds
  - b. Approve July 2025 Changes to Personnel
  - c. Approve Greenfields Outdoor Fitness, Inc. Estimate for Purchase of Equipment
  - d. Approve Greenfields Outdoor Fitness, Inc. Estimate for Installation of Equipment
10. Building Department: Daily Fee Report Summary June 1, 2025 – June 30, 2025
11. Districts:
  - a. Approve Fred A. Cook, Jr. Inc. Contract for Maintenance of Stormceptor at Lake Peekskill Carraras Beach 2025
  - b. Amend Resolution #22-126 – Waste Water Meter Installation by CEMCO
  - c. Approve 2026 District Budget Meetings Schedule
12. Approve Wicopee Road Proposal Regarding Relocation of Existing Conduits
13. Approve Submission of Grant Application to Climate Smart Communities Grant Program
14. Approve Appointment of Fred Romer as Superintendent/Administrator of the Continental Village Park District
15. Public Comment [Three-Minute Limit Per Person]
16. Audit of Monthly Bills

#### Adjournment

**Next Town Board Meeting: Work Session, Wednesday August 13<sup>th</sup>, 2025, 5 PM**

**Town of Putnam Valley Local Law No. \_\_\_ of 2025**

**A Local Law to Extend the Moratorium on the Acceptance, Processing and Approval of Applications and Permits for Battery Energy Storage Systems and Large-Scale Wind Energy Conversion Systems within the Town of Putnam Valley**

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 to Extend the Moratorium on the Acceptance, Processing and Approval of Applications and Permits for Battery Energy Storage Systems and Large-Scale Wind Energy Conversion Systems within the Town of Putnam Valley.”

**Part 2. Purpose**

The purpose of this local law is to amend Local Law #3 of 2024, which enacted a temporary moratorium on the acceptance, processing, and approval of applications and permits for battery storage systems and large-scale wind energy conversion systems within the Town, to extend said moratorium while the Town considers the adoption of regulations on such uses.

**Part 3. 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 4. Amendment of the Town Code**

Local Law #3 of 2024 is amended as follows:

*Add:*

Section 4.5: Extension of temporary moratorium

- A. The Town Board finds and determines that Local Law #3 of 2024 became effective on July 26, 2024; that since enacting the moratorium, the Town Board has moved expeditiously to review and analyze the Town Zoning Code and consider future planning of the Town which has been necessary to effectuate the purposes of the moratorium; that potential zoning code changes have been identified; that unless extended, the moratorium will expire on July 26, 2025; and that it will likely take an additional three months to consider and adopt the legislation necessary to effectuate planning recommendations.
- B. The moratorium period as provided in Section 5(D) of Local Law #3 of 2024 is extended until October 24, 2025.

**Part 5. 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. 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.



6

**JACQUELINE ANNABI**  
TOWN SUPERVISOR

---

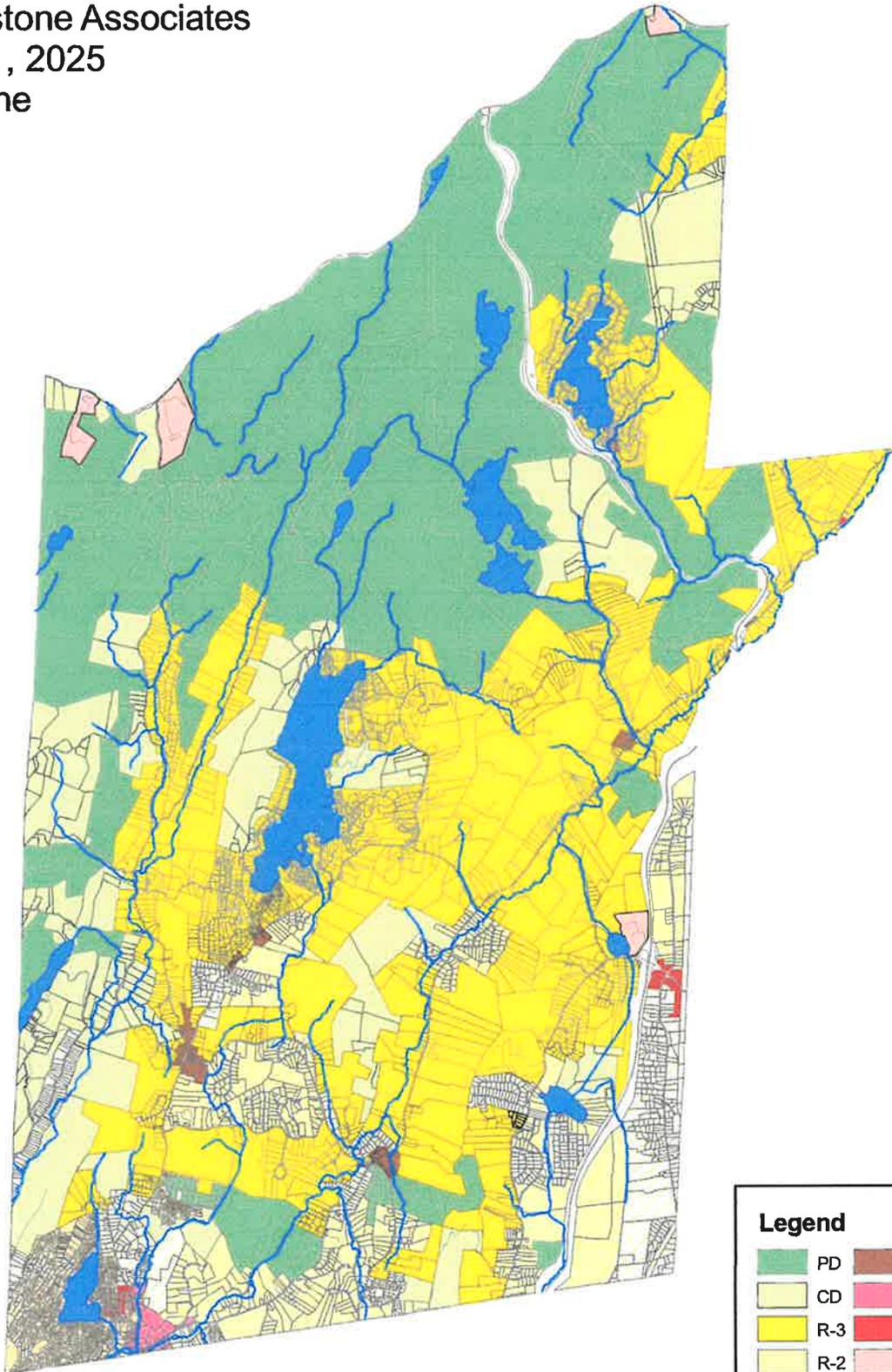
TO: TOWN BOARD  
FROM: JACQUELINE ANNABI, TOWN SUPERVISOR  
SUBJECT: Zoning Map  
DATE: July 15, 2025

---

RESOLVE, that the Town Board accept the zoning map reflecting the proposed changes discussed at our February 12<sup>th</sup> Work Session.

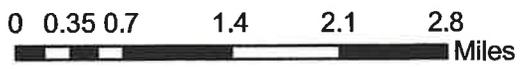
# Town of Putnam Valley, New York Zoning Map

Cornerstone Associates  
June 21, 2025  
Draft One



**Legend**

|     |         |
|-----|---------|
| PD  | CN      |
| CD  | CC-1    |
| R-3 | CC-2    |
| R-2 | PC      |
| R-1 | Roads   |
| LP  | Streams |



**Town of Putnam Valley  
Neighborhood Business Committee**

January 30, 2025

To: Town Board

Re: Modifications to CN zoning district

Dear Supervisor Annabi and Members of the Town Board,

On January 28, 2025, the Neighborhood Business Committee (NBC) reviewed the proposed changes to the CN zoning district. Specific changes include adding specific parcels that are presently zoned residential to CN (Commercial Neighborhood) zoning district. These parcels are identified in the 2007 Comprehensive Plan and Zoning map as well as on a map prepared by the Town Planner and include the following:

Parcel located at the corner of Oscawana Lake Road and Dunderberg Road (front section of parcel)

Parcel located at the corner of Oscawana Lake Road and Cedar Drive

Parcels located at the four corners of Church, Oscawana Lake Drive and Canopus Hollow Road

Parcels located at the four corners of Mill Street and Peekskill Hollow Road

Parcels located at the Tompkins Corners hamlet-Peekskill Hollow Road and Wiccopee Road.

**The NBC members were polled and voted unanimously to recommend the zoning changes to these parcels.**

In addition, the NBC reviewed the existing permitted uses and uses allowed by special use permit in the CN zoning district and recommends the Town Board consider removing the uses below that are underlined and in bold. These uses do not appear to comport with the intent of the code to allow small businesses which can blend with the surrounding residential neighborhoods.

CN Neighborhood Commercial Districts.

**(1)**

Purpose and intent. The purpose and intent of the CN District is to:

**(a)**

Encourage the integration of the small-scale shopping area into the neighborhood which it serves.

**(b)**

As the name implies, these districts would provide limited services to the small business districts. These areas are designed to serve the adjacent residential community and should not compete with the general commercial uses and services found in the CC-1 and CC-2 Districts.

**(2)**

Permitted uses.

**(a)**

Residences above commercial stores. Note: Residences/bedrooms should be quantified.

**(b)**

Libraries or museums.

**(c)**

Municipal buildings.

**(d)**

United States Government Post Offices.

**(e)**

Utility services, regional.

**(f)**

Administrative and business offices.

**(g)**

Apparel and accessory stores.

**(h)**

Bakery shops, retail.

**(i)**

Convenience stores with gas pumps

**(j)**

Convenience stores without gas pumps

**(k)**

Delicatessens.

**(l)**

Florists.

**(m)**

Liquor sales, retail.

**(n)**

Medical offices.

**(o)**

Nurseries, retail.

**(p)**

Personal convenience services.

**(q)**

Professional offices and services.

**(r)**

Retail stores, individual/general.

**(s)**

**(t)**

Hardware stores.

**(u)**

Dance/artistic studios, galleries.

[Added 6-14-2017 by L.L. No. 2-2017]

**(v)**

Data processing and computer-related services.

[Added 6-14-2017 by L.L. No. 2-2017]

**(w)**

Dry-cleaning services; dropoff.

[Added 6-14-2017 by L.L. No. 2-2017]

**(x)**

Financial services.

[Added 6-14-2017 by L.L. No. 2-2017]

**(y)**

Photography, digital.

[Added 6-14-2017 by L.L. No. 2-2017]

**(z)**

Delivery/messenger service.

[Added 6-14-2017 by L.L. No. 2-2017]

**(aa)**

Printing establishments.

[Added 6-14-2017 by L.L. No. 2-2017]

**(3)**

Special permit uses. The following special permit uses may be permitted as provided for in Article **IX** of this chapter.

**(a)**

Child day care, nursery schools or family care.

**(b)**

Clubhouse or lodge.

**(c)**

Utility services, local.

**(d)**

Antiques stores.

**(e)**

Catering Establishments

**(f)**

Cocktail lounge/bar

**(g)**

(Reserved)<sup>1</sup>

**[1]**

*Editor's Note: Former Subsection A(3)(g), which permitted by special permit storefront dry-cleaning services, was repealed 6-14-2017 by L.L. No. 2-2017.*

**(h)**

Laundry services/storefront

**(i)**

Restaurant, general

**(j)**

Retail mini mall/shopping centers

**(k)**

Automotive sales or rental

**(l)**

Schools, businesses, or trades.

[Added 6-14-2017 by L.L. No. 2-2017]

**(m)**

Consumer repair services.

[Added 6-14-2017 by L.L. No. 2-2017]

**(n)**

Exterminating services

[Added 6-14-2017 by L.L. No. 2-2017]

**(o)**

Kennel, commercial

[Added 6-14-2017 by L.L. No. 2-2017]

**(p)**

Kennel, commercial. (Provide large lot requirement).

[Added 6-14-2017 by L.L. No. 2-2017]

**(q)**

Laundromat on-site

[Added 6-14-2017 by L.L. No. 2-2017]

**(r)**

Photography.

[Added 6-14-2017 by L.L. No. 2-2017]

**(s)**

Restaurant, fast food

[Added 6-14-2017 by L.L. No. 2-2017]

**(t)**

Amusement arcades

[Added 6-14-2017 by L.L. No. 2-2017]

**(u)**

Athletic and health clubs and health spas.

[Added 6-14-2017 by L.L. No. 2-2017]

**(v)**

Theatres and cinemas

[Added 6-14-2017 by L.L. No. 2-2017]

**(w)**

Contractor yard

[Added 6-14-2017 by L.L. No. 2-2017]

**(x)**

Assembly of component parts.

[Added 6-14-2017 by L.L. No. 2-2017]

**(y)**

**Veterinary hospitals**

[Added 6-14-2017 by L.L. No. 2-2017]

**(z)**

**Automotive limo and taxis**

[Added 6-14-2017 by L.L. No. 2-2017]

**(aa)**

**Automotive gas station**

[Added 6-14-2017 by L.L. No. 2-2017]

**(bb)**

[Added 6-14-2017 by L.L. No. 2-2017]

**(4)**

Accessory uses CN District. The following uses, accessory and incidental to permitted uses and specially permitted uses, may be permitted as provided for in Article **VII** of the chapter.

**(a)**

Off-street parking and loading in accordance with the provisions of Article **X** of this chapter.

**(b)**

Maintenance, security, or utility structures serving the specific need of the use.

**(c)**

Indoor storage facilities incidental to the principal use.

**(d)**

Other customary accessory structures subject to the applicable provisions of Article **VII** hereof, such as trash receptacles, dumpsters and other large trash containers, air conditioners, air condensers, temporary outdoor displays and the like, provided that said use, building or structure is incidental to the principal use of the site.

**(5)**

Lot and bulk regulations. The minimum lot size, height, lot and bulk regulations, minimum street frontage and related standards for the CN District shall be as set forth in § **165-14** of this article.

**NOTE:** The NBC suggests that Design Guidelines and standards be developed and adopted to ensure the commercial development does not negatively affect surrounding residential properties and that all buildings and improvements are developed in such a manner as to

TOWN OF PUTNAM VALLEY  
TOWN BOARD WORK SESSION

February 12<sup>th</sup>, 2025  
PAGE | 9

blend with the rural and the historical nature of the hamlets.  
Please do not hesitate to contact me should you have any questions  
Respectfully submitted,

*Lisa Montalto*

Lisa Montalto, Chairperson  
Neighborhood Business Committee

**RESOLUTION 7:16 - # \_\_\_\_ OF 2025**

WHEREAS, the Town of Putnam Valley Town Board hereby proposes that certain Town Code local law amendments be made to Town Code Chapter 108, Article VII, entitled “Exemption for Qualified Members of Volunteer Fire Departments and Ambulance Corps,” as authorized by RPTL §466-a; and

WHEREAS, the proposed amendment is annexed hereto as Exhibit A and incorporated herein as if recited verbatim and the Town Board does direct that said amendments be spread across the record as if they, in fact, had been read verbatim; and

WHEREAS, this action to amend the Town Code is a Type II Action under the New York State Environmental Quality Review Act (SEQRA) requiring no further environmental review; and

WHEREAS, the amendment requires a public hearing.

NOW, THEREFORE BE IT RESOLVED, that the Town Board hereby sets a public hearing on the proposed amendments for August 20, 2025, at 6:00pm, or as soon thereafter as the matter may come to be heard, in the Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby directed to post and provide notice of the public hearing as required by law.

Dated: \_\_\_\_\_

Moved: \_\_\_\_\_

Seconded: \_\_\_\_\_

Motion passes/ fails: Ayes \_\_\_\_\_ Nays \_\_\_\_\_

|                                      | AYE   | NAY   | ABSTAIN |
|--------------------------------------|-------|-------|---------|
| PRESENT/ABSENT Councilwoman Howard   | _____ | _____ | _____   |
| PRESENT/ABSENT Councilwoman Tompkins | _____ | _____ | _____   |
| PRESENT/ABSENT Councilman Russo      | _____ | _____ | _____   |
| PRESENT/ABSENT Councilman Luongo     | _____ | _____ | _____   |
| PRESENT/ABSENT Supervisor Annabi     | _____ | _____ | _____   |

**Town of Putnam Valley Local Law No. \_\_\_ of 2025**

**A Local Law Amending Article VII of the Town of Putnam Valley Town Code Relating to an Exemption for Qualified Members of Fire Departments and Ambulance Corps.**

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 Article VII of the Town of Putnam Valley Town Code Relating to an Exemption for Qualified Members of Fire Departments and Ambulance Corps.”

**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 Article VII is amended as follows:

*Repeal & Replace*

§108-31 Exemption Granted.

- A. In accordance with SS 466-a of New York State Real Property Tax Law, real property which is the primary residence of an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service, or an enrolled member and such member’s spouse, shall be entitled to an exemption from the Town of Putnam Valley real property taxes, including ad valorem special district taxes, but exclusive of special assessments, to the extent of ten percent (10%) of the assessed value of such property upon satisfying the criteria set forth in this article.
- B. **Eligibility.** Such exemption shall be granted to an enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service residing in such Town provided that:
  - 1. the applicant resides in the Town which is served by such incorporated volunteer fire company or fire department or incorporated voluntary ambulance service;
  - 2. the property is the primary residence of the applicant;
  - 3. the property is used exclusively for residential purposes; provided however, that in the event any portion of such property is not used exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section; and
  - 4. the applicant has been certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, or voluntary ambulance

service as an enrolled member of such incorporated volunteer fire company, fire department, or voluntary ambulance service for at least five years.

- C. **Lifetime Exemption.** Any enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who accrues more than twenty years of active service and is so certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service, shall be granted the ten percent exemption as authorized by this section for the remainder of his or her life as long as his or her primary residence is located within the Town of Putnam Valley.
- D. Un-remarried spouses of volunteer fire fighters or volunteer ambulance workers killed in the line of duty shall be entitled to continue an exemption or reinstate a pre-existing exemption claimed under this Article by an enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service, to such deceased enrolled member's un-remarried spouse if such member is killed in the line of duty; provided, however, that:
1. such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service as an un-remarried spouse of an enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty; and
  2. such deceased volunteer had been an enrolled member for at least five years; and
  3. such deceased volunteer had been receiving the exemption prior to his or her death.
- E. Un-remarried spouses of deceased volunteer fire fighters or volunteer ambulance workers shall be entitled to continue an exemption or reinstate a pre-existing exemption to an un-remarried spouse of a deceased enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service; provided, however, that:
1. such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service as an un-remarried spouse of a deceased enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service; and
  2. such deceased volunteer had been an enrolled member for at least twenty years; and
  3. such deceased volunteer and un-remarried spouse had been receiving the exemption for such property prior to the death of such volunteer.
- F. **Application for exemption.** Application for such exemption shall be filed with the assessor or other agency, department or office designated by the municipality, school district and/or fire district offering such exemption on or before the taxable status date on a form as prescribed by the Commissioner of the Real Property Tax Services.
- G. **Continuation of exemption.** No applicant who is a volunteer firefighter or volunteer ambulance worker who by reason of such status is receiving any benefit under the

provisions of this article on the effective date of this section shall suffer any diminution of such benefit because of the provisions of this section.

**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.

8

7/14/2025/2025

To: Town Board

From: Michelle Stephens  
Town Clerk

Subject: Approval of Minutes – June 11<sup>th</sup> and June 18<sup>th</sup>, 2025

I respectfully request the Putnam Valley Town Board to authorize the Supervisor to accept the Town Board meeting minutes from June 11<sup>th</sup> and June 18<sup>th</sup> 2025

Thank you,

Michelle Stephens

Town Clerk

9a

To: Town Board  
From: Frank DiMarco, Parks and Recreation Director  
Subject: Parks and Recreation Refunds  
Date: July refunds 2025

|                                                                       |                                                                                     |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Servio Alvarado<br>43 Johnson Street<br>Lake Peekskill, NY 10537      | \$500.00<br>LPCC<br>Deposit refund                                                  |
| Nelly Bermeo<br>52 Morrissey Drive<br>Lake Peekskill, NY 10537        | \$500.00<br>LPCC<br>Deposit refund                                                  |
| Tania Morocho<br>701 Highland Avenue<br>Peekskill, NY 10566           | \$500.00<br>LPCC<br>Deposit refund                                                  |
| Melissa Purcell<br>PO Box 409<br>Lake Peekskill, NY 10537             | \$500.00<br>LPCC<br>Deposit refund                                                  |
| Carolyn Pasquale<br>177 Lake Drive<br>Lake Peekskill, NY 10537        | \$225.00<br>Programs/Cheer camp<br>refund paid twice                                |
| Charleen Effinger<br>25 Cove Road<br>Putnam Valley, NY 10579          | \$150.00<br>Programs/summer taekwondo<br>program cancelled due to low<br>enrollment |
| Stephanie Mattioli<br>26 Hanson Street<br>Lake Peekskill, NY 10537    | \$150.00<br>Programs/Softball clinic<br>program cancelled                           |
| Airy Ferreras Molina<br>56 Old Oregon Road<br>Putnam Valley, NY 10579 | \$230.00<br>Programs/Tennis camp<br>program cancelled                               |
| Juan Rodas<br>192 Tanglewylde Road<br>Lake Peekskill, NY 10537        | \$350.00<br>LPCC<br>Partial Deposit refund                                          |
| Sandra Weiglein<br>199 Tanglewylde Road<br>Lake Peekskill, NY 10537   | \$500.00<br>LPCC<br>Deposit refund                                                  |

From: Frank DiMarco, Parks and Recreation  
Subject: Personnel  
Date: July 1, 2025

Please approve the following additions/changes to personnel.

1. Samantha Wilders, Recreation Specialist for programs, @ \$20.00 hr.
2. Mike Koenig, Bus driver day camp, @ \$500.00 daily rate.
3. Victoria Deluca, Lifeguard for programs @ \$25.00 hr.
4. Ashmin Contractor, Summer Beach Lifeguard, @ \$17.00 hr.
5. MiKayla Carravone, Summer Beach Lifeguard, @ \$17.00 hr.

90

**Parks and Recreation**

# Memo

**To:** Town Board  
**From:** Frank DiMarco   
**CC:** Elaine McGinty  
**Date:** 7/15/2025  
**Re:** Fitness Equipment Purchase

---

**Town Board Members**

The Parks and Recreation Department recommend that you approve **Greenfields Outdoor Fitness, Inc** for supplying our outdoor fitness equipment for the amount not to exceed **(NTE) \$50,000** The project consists of supplying 8 pieces of outdoor fitness equipment as noted on the quote attached. Funds will be coming out of our park improvement line and will have no tax or budget impact.

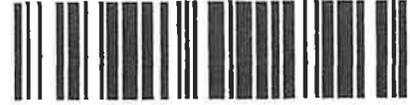


# Estimate

## Greenfields Outdoor Fitness, Inc

2617 West Woodland Drive  
 Anaheim, CA 92801  
 Phone: 888-315-9037  
 Fax: 866-308-9719  
 Email: orders@greenfieldsfitness.com

| Order # | Date       |
|---------|------------|
| S29935  | 07/01/2025 |



|                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Bill To:</b>                                                                                                                |
| NY - Town of Putnam Valley - Leonard Wagner Park<br>Town of Putnam Valley<br>265 Oscawana Lake Road<br>Putnam Valley, NY 10579 |

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <b>Ship To:</b>                                                                                                            |
| NY - Town of Putnam Valley - Leonard Wagner Park<br>Leonard Wagner Park<br>156 Oscawana Lake Rd<br>Putnam Valley, NY 10579 |

Customer: NY - Town of Putnam Valley - Leonard Wag

Contact: NY - Town of Putnam Valley - L

| Sales Rep | Payment Terms           | FOB Point | Carrier | Date Scheduled |
|-----------|-------------------------|-----------|---------|----------------|
| EE        | 50% Deposit/<br>Balance | Origin    | Freight | 07/01/2025     |

| Item # | Number              | Description                                                                                          | Color     | Unit Price | Qty  | Total Price  |
|--------|---------------------|------------------------------------------------------------------------------------------------------|-----------|------------|------|--------------|
| 1      |                     | IN GROUND DIRECT BURY INSTALLATION METHOD                                                            |           |            |      |              |
| 2      | SGR070-03           | 2 Person Pullup & Dip Station (Formerly SGR2005-1-70)                                                | Green/Tan | \$2,195.00 | 1 ea | \$ 2,195.00  |
| 3      | UBX208-01           | Butterfly Adjustable Resistance                                                                      | Green     | \$6,595.00 | 1 ea | \$ 6,595.00  |
| 4      | UBX215-01K          | Leg Press (Adjustable Resistance)                                                                    | Green     | \$6,595.00 | 1 ea | \$ 6,595.00  |
| 7      | UBX221-01K          | Back Extension Pro                                                                                   | Green     | \$2,595.00 | 1 ea | \$ 2,595.00  |
| 10     | UBX223-01           | Situp Bench                                                                                          | Green     | \$2,795.00 | 1 ea | \$ 2,795.00  |
| 11     | UBX248-01           | Shoulder Press Adjustable Resistance                                                                 | Green     | \$6,595.00 | 1 ea | \$ 6,595.00  |
| 12     | UBX255-01           | Arm Curl Adjustable Resistance                                                                       | Green     | \$6,595.00 | 1 ea | \$ 6,595.00  |
| 13     | UBX290-01           | Rower Adjustable Resistance                                                                          | Green     | \$6,595.00 | 1 ea | \$ 6,595.00  |
| 14     |                     | IN-GROUND RETROFIT                                                                                   |           |            |      |              |
| 15     | P00092-00           | UBX Inground Extension                                                                               |           | \$255.00   | 6 ea | \$ 1,530.00  |
| 16     | P00118-00           | Inground Extension Large Plate 8 Holes                                                               |           | \$185.00   | 1 ea | \$ 185.00    |
| 17     | P00122-00           | Inground Rebar                                                                                       | N/A       | \$6.00     | 2 ea | \$ 12.00     |
| 18     | P00176-00           | UBX215 Leg Press Inground Extension For Foot Bar Rest                                                |           | \$95.00    | 2 ea | \$ 190.00    |
| 19     | P00222-00           | UBX215 Inground Extension                                                                            |           | \$225.00   | 1 ea | \$ 225.00    |
| 20     |                     | Subtotal                                                                                             |           |            |      | \$ 42,702.00 |
| 21     | Shipping & Handling | Ships in large crates - forklift is needed to unload                                                 |           | \$2,750.00 | 1 ea | \$ 2,750.00  |
| 22     | SM Installation     | All units are Surface Mount installation method, installation NOT included and done by others        |           | \$0.00     | 1 ea | \$ 0.00      |
| 23     | Terms for Bidders   | 50% deposit with a signed order; Balance due upon receipt; Without payment bond, prepaid terms apply |           | \$0.00     | 1 hr | \$ 0.00      |
| 24     | NOT Included        | Installation NOT included and done by others                                                         |           | \$0.00     | 1 hr | \$ 0.00      |

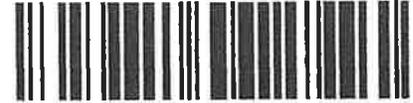


**Greenfields Outdoor Fitness, Inc**

2617 West Woodland Drive  
Anaheim, CA 92801  
Phone: 888-315-9037  
Fax: 866-308-9719  
Email: orders@greenfieldsfitness.com

**Estimate**

| Order # | Date       |
|---------|------------|
| S29935  | 07/01/2025 |



Prices are valid for 60 days from the Estimate date.  
CUSTOMER APPROVAL: I hereby approve this order, the item selection, color selection, and overall Terms & Conditions. I understand should collection of this agreement become necessary, I agree to pay all collection fees and attorney fees/ court costs, etc. The undersigned customer authorizes Greenfields to ship items on this estimate and pay Greenfields the amount specified per payment terms listed on this estimate.

Approval signature: : \_\_\_\_\_ Date: \_\_\_\_\_

Signed by (print name) \_\_\_\_\_

|                   |                    |
|-------------------|--------------------|
| <b>Subtotal:</b>  | <b>\$45,452.00</b> |
| <b>Sales Tax:</b> | <b>\$0.00</b>      |
| <b>Total:</b>     | <b>\$45,452.00</b> |

9d

**Parks and Recreation**

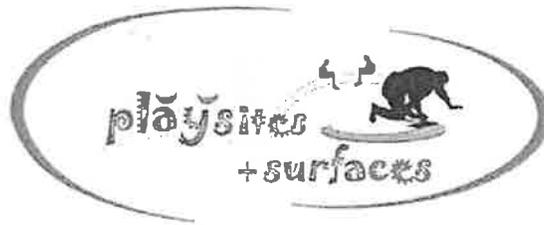
# Memo

**To:** Town Board  
**From:** Frank DiMarco  
**CC:** Elaine McGinty  
**Date:** 7/15/2025  
**Re:** Fitness Equipment Installation

---

**Town Board Members**

The Parks and Recreation Department recommend that you approve **Playsites Plus Surfaces, Inc** for Installing our outdoor fitness equipment for the amount not to exceed **(NTE) \$52,000** The project consists of installing 8 pieces of outdoor fitness equipment provided by Greenfields Outdoor Fitness, Inc. Funds will be coming out of our park improvement line and will have no tax or budget impact.



Quote #25-7548-E  
(Prevailing wage)  
Labor only

March 31, 2025  
Kristine McSweeney  
Town of Putnam Valley  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

Dear Kristine:

Project Name: Putnam County Outdoor Fitness Equipment installation  
We are pleased to offer the following quote: Installation Labor ONLY:  
others to receive and offload equipment.

- Provide labor to install Greenfields Outdoor Fitness equipment: (1) two person accessible chest press, (1) two person accessible combo lat pull and vertical press, (1) two person accessible combo butterfly and reverse fly, (1) two person pullup and dip station, (1) inner thigh adductor w/ adjustable resistance, (1) back extension pro, (1) situp bench, (1) arm curl w/ adjustable resistance, (1) wheelchair accessible hand cycle & (1) rower w/ adjustable resistance. All equipment to be furnished by owner.

Total: \$39,900.00 Plus sales tax unless certificates furnished.

**\*Final price is contingent to a site visit to verify access and measurements. Above price is based on direct bury footings and does NOT include a concrete slab.**

Purchaser to provide clearance for any underground utilities, including electricity, gas, oil, or water as well as any underground storage tanks. Playsites + Surfaces, Inc. is not responsible for relocating or removing or installing any utilities or storage tanks; cesspools; drywells; leeching fields or irrigation systems unless specifically listed in this quotation. Delays in the performance of our work due to unknown utilities and any additional costs for labor and equipment will be the responsibility of the Purchaser. In the event that soil or rock conditions which are not evident for surface inspection prevent our normal installation period and methods, the Purchaser will be responsible for any additional labor and equipment and expenses to complete the work listed above. This is based upon easy site access for bobcat, crew and equipment. This quote does not include any work other than is indicated.

**This DOES include prevailing wages of \$75.90/hr. Should the accepted wage rate be different, the price shall change accordingly. This project is not under any union wage or participation.** This does not include any sales taxes or permitting fees unless specifically mentioned above. Sales Tax Resale Certificates must be furnished at the time of order placement otherwise the appropriate tax will be added to your order. **If specific insurance coverage or documents are required by the customer, there will be an additional charge to the customer.** There is no site preparation or safety surfacing included.

Our terms are 50% deposit due upon ordering and the balance due upon completion of our work unless previous credit terms have been established. This proposal is not considered to be a contract. The price may change if the original configuration and required installation method is revised. This quote is valid for 30 days from above date.

**Site Security to be furnished by the purchaser**

Respectfully submitted,

*Mark DeKeniff*

Playsites Plus Surfaces, Inc.

103 Brightside Avenue Central Islip, NY 11722 Phone 631-392-0960 Fax 631-392-0959

10

# Town of Putnam Valley

M5 Standard Fee Report Paid Only  
From 06/01/2025 To 06/30/2025

Count by Type

| Fee Type            | Count | Total       |
|---------------------|-------|-------------|
| Above Ground Pool   | 2     | \$150.00    |
| ADDITION/ALTERATION | 6     | \$3,820.00  |
| ADDITIONAL FEE      | 1     | \$10.00     |
| ANTENNA             | 1     | \$27,000.00 |
| CW                  | 2     | \$150.00    |
| DECK                | 5     | \$1,021.00  |
| DEM/R               | 1     | \$100.00    |
| ELECTRI APP/NY ELEC | 7     | \$280.00    |
| ELECTRIC APP/SWIS   | 21    | \$840.00    |
| FLDPL               | 1     | \$75.00     |
| GAS/PROPANE         | 7     | \$625.00    |
| GENERATOR PERMIT    | 5     | \$375.00    |
| HVAC                | 13    | \$1,050.00  |
| MG                  | 1     | \$75.00     |
| OIL TANK            | 6     | \$750.00    |
| OPERATING PERMIT    | 2     | \$200.00    |
| PELLET STOVE        | 1     | \$75.00     |
| PERMIT FEE          | 15    | \$2,020.00  |
| PL                  | 7     | \$495.00    |
| RENEWAL             | 7     | \$1,472.00  |
| RU                  | 1     | \$125.00    |
| SEARCH              | 21    | \$4,200.00  |
| SOLAR PANELS        | 4     | \$3,463.00  |
| STR Application     | 1     | \$500.00    |
| TENT                | 1     | \$125.00    |
| TREE                | 1     | \$75.00     |
| WETL                | 2     | \$300.00    |
| WT/S                | 8     | \$800.00    |
|                     | 150   | \$50,171.00 |

FEE TYPES

|                            |                                                  |
|----------------------------|--------------------------------------------------|
| ADDITION/ALTERATION        | Permits for Additions/Alterations                |
| BLASTING                   | Permits to Blast                                 |
| CW                         | Commence Work Permit                             |
| CREDIT CARD FEE            | Credit Card Fee charged for usage of credit card |
| DEM/R                      | Demolition/Residential                           |
| ELECTRIC APP/NY ELECTRICAL | Electric application/NY Electrical               |
| ELECTRIC APP/SWISS         | Electric application/Swiss                       |
| FENCE/WALL                 | Permit for Fence/Wall                            |
| GAS/PROPANE                | Permit for Propane Gas Installation              |
| GENERATOR PERMIT           | Generator Installation                           |
| HVAC                       | Heating, Vent., A/C Permit                       |
| IN GROUND POOL             | Permit for In Ground Pool                        |
| MG                         | Minor Grading Permit                             |
| MI                         | Miscellaneous Building Permit                    |
| OPERATING PERMIT           | Operating Permits /Commercial                    |
| PERM                       | Building Permits                                 |
| PERNC                      | New Construction Permits                         |
| PL                         | Plumbing Permits                                 |
| RE                         | Renewal Building Permits                         |
| RHCS                       | Rock Hammer Crush Shatter Rock Permit            |
| RU                         | Spec. Use Renewal                                |
| SEARC                      | Municipal Search                                 |
| TENT                       | Tent Permit                                      |
| TREE                       | Tree Permit                                      |
| WETADM                     | Wetland Administrative Fee                       |
| WETL                       | Wetland Permit Application Fee                   |
| WT/S                       | Wetland Screening                                |

11a

TOWN OF PUTNAM VALLEY  
DISTRICTS

**To:** Putnam Valley Town Board  
**From:** Karen Kroboth, District Clerk   
**Date:** 7/8/2025  
**Re:** Fred A Cook contract for the maintenance of the Stormceptor at LP Carraras Beach 2025

---

I formally request that the Town Board authorize the Supervisor to accept and sign the proposal from Fred A Cook, Jr. Inc., for the maintenance of the Stormceptor at Lake Peekskill's Carraras Beach. Cook will use a Vactor Jet Rodder with an operator and laborer to clean the tank 3 times annually (April, August, December). The cost is \$900 per cleaning for an annual cost of \$2,700. This cost will be covered by the district and going forward will be included in their budget.



# Fred A Cook, Jr. Inc.

**SEWER, SEPTIC & PIPELINE CLEANING SPECIALISTS**

High Power Vacuum Cleaning · Catch Basin Cleaning · High Velocity Pipe Cleaning  
TV Inspection · Sanitary & Storm Sewer Systems

**Company Name: Town of Putnam Valley**  
**Contact Name: Karen Kroboth**

**Date: June 27, 2025**  
**Contact Phone/Email: 845-526-2160 /**  
**kkroboth@putnamvalley.gov**  
**Job Site Address: Carrera's Beach**  
**221 Lake Dr. Putnam Valley, NY 10579**

**Billing Address:**  
**265 Oscawana Lake Rd. Putnam Valley, NY 10579**

## SCOPE OF WORK:

Rental of Vactor Jet Rodder with an Operator and Laborer to clean 1 Stormceptor at Carrera's Beach 3 times annually; (April, August & December).

## PRICING:

**\$900.00 / per Cleaning**

*\*Plus, NYS Sales Tax if Applicable\**

The following items are **excluded** from this proposal and are to be provided for by the Client at no cost to Fred A Cook, Jr. Inc. **if and where required:**

1. Pricing is based on estimated quantity(s) provided. Any reduction in quantity(s) may result in increased pricing.
2. Any permits, fees, or bonds.
3. Additional insurances beyond statutory minimums for Worker's Compensation, Automobile Liability beyond \$1,000,000 limit, Commercial General Liability beyond limits of \$1,000,000/\$2,000,000 plus a \$4,000,000 Umbrella.
4. The contractor will not be responsible for liability, loss or expense (including damage caused by the backup of basement sewers) where the primary cause of the claim or damage is preexisting conditions including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the contractor's work. Client is responsible for loss of service caused by the preexisting conditions at the jobsite, including lane closures/detours.



# Fred A Cook, Jr. Inc.

**SEWER, SEPTIC & PIPELINE CLEANING SPECIALISTS**

High Power Vacuum Cleaning · Catch Basin Cleaning · High Velocity Pipe Cleaning  
TV Inspection · Sanitary & Storm Sewer Systems

**Company Name: Town of Putnam Valley**  
**Contact Name: Karen Kroboth**

**Date: June 27, 2025**

**Contact Phone/Email: 845-526-2160 /  
kkroboth@putnamvalley.gov**

**Billing Address:**  
**265 Oscawana Lake Rd. Putnam Valley, NY 10579**

**Job Site Address: Carrera's Beach**  
**221 Lake Dr. Putnam Valley, NY 10579**

5. Where the client supplies labor for the contractor, the client will indemnify the contractor for liability, loss or expense for work related injuries to the client's employees. The client agrees to waive all rights of subrogation against the contractor arising out of the work in this agreement.
6. Maintenance and protection of traffic beyond the placement of cones.
7. Pricing is not inclusive of any bypass pumping or dewatering unless specifically detailed in the scope of work.
8. Local/County Police Officers, State Troopers, and/or Flagmen for Traffic Control.
9. Additional copies of CCTV inspection video recordings and/or reports.
10. Any other contractual items not specifically included in our pricing as noted above.
11. Any additional administrative requirements not specifically noted in this proposal.
12. No work shall be scheduled unless the account is current.
13. Television Inspection reports will not be released until payment has been made in full.
14. **Credit Policy:** Regular terms are net 15-days. The company may charge interest at the rate of 1 ½ % per month on all invoices outstanding 60 days past invoice date. There will be a fee of \$35.00 for any returned payment.

Fred A Cook, Jr. Inc. reserves the right to cancel this proposal if not accepted within 10-days. If accepted, prices under this proposal are in effect for 30-days from today. Should Fred A. Cook's works be delayed beyond this period and said delay is not caused by Fred A. Cook, Jr. Inc., we reserve the right to adjust our pricing.

*Any contracts, subcontracts or purchase orders that may result from acceptance of this proposal must include signed copies of this proposal, referenced in and made part of said contracts, subcontracts or purchase order documents.*



# Fred A Cook, Jr. Inc.

**SEWER, SEPTIC & PIPELINE CLEANING SPECIALISTS**

High Power Vacuum Cleaning · Catch Basin Cleaning · High Velocity Pipe Cleaning  
TV Inspection · Sanitary & Storm Sewer Systems

**Company Name: Town of Putnam Valley**

**Contact Name: Karen Kroboth**

**Billing Address:**

**265 Oscawana Lake Rd. Putnam Valley, NY 10579**

**Date: June 27, 2025**

**Contact Phone/Email: 845-526-2160 /**

**kkroboth@putnamvalley.gov**

**Job Site Address: Carrera's Beach**

**221 Lake Dr. Putnam Valley, NY 10579**

Thank you for considering Fred A. Cook, Jr. Inc. for this project. If you have any questions concerning this proposal, please contact me at (914) 739-3300.

Sincerely,

*Brian F. Cook*

\_\_\_\_\_  
Brian F. Cook

President

Fred A Cook, Jr. Inc.

Accepted by: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

TOWN OF PUTNAM VALLEY  
DISTRICTS

**To:** Putnam Valley Town Board  
**From:** Karen Kroboth, District Clerk  
**Date:** 7/8/2025  
**Re:** Amend Resolution #22-126 – Waste water meter installation by Cemco

---

I formally request the Town Board amend resolution #22-126 as the scope of work changed in regards to the meter installation at the sewer station. The condition of the pipes at the sewer station prevented the meters from working properly. Therefore, CEMCO had to change the location and number of meters necessary to gauge the volume of sewage that runs through the current system. As a result, the cost decreased from \$10,485.20 to \$8,500. The work is now complete and the district will cover the cost of the installation.

11c

TOWN OF PUTNAM VALLEY  
DISTRICTS

**To:** Putnam Valley Town Board  
**From:** Karen Kroboth, District Clerk  
**Date:** 7/2/2025  
**Re:** 2026 District Budget Meetings Schedule

---

I formally request that the Town Board accept the following schedule for the 2026 Districts' Budget Meetings:

Saturday, August 9th, 2025, starting at 9 o'clock, Town Hall – Preliminary 2026 District Budget Meetings

Saturday, September 6, 2025 starting at 9 o'clock, Town Hall – Final 2026 District Budget Meetings





12

**JACQUELINE ANNABI**  
TOWN SUPERVISOR

---

**TO:** TOWN BOARD  
**FROM:** JACQUELINE ANNABI, TOWN SUPERVISOR  
**SUBJECT:** Wicopee Road Secondary Relocation Proposal  
**DATE:** July 14, 2025

---

RESOLVE, that the Town Board approve and accept the proposal from T&A Construction, Inc. regarding the proposed relocation of existing conduits on Wicopee Road totaling \$19,800.00. This project is necessary due to the storm of July 10, 2023 and appropriation of funding for the same will be covered by FEMA.



6/26/2025

To: Town of Putnam Valley

Attn: Jacqueline Annabi, Supervisor

Re: Wiccopee Road Secondary Relocation

As requested, T&A Construction Inc. proposes to supply labor and equipment for the proposed relocation of existing conduits.

This quote includes excavation, by both the use of an excavator as well as a hydro excavation truck and supporting equipment, to install and relocate secondary to a new pole with an intercepting existing secondary eighty feet from the road with a new hand hole. This quote also includes running a new spare conduit for telecommunication relocation.

The proposed price also includes a riser feeding ten feet up the new pole, running conduit up the new pole, as well as two new handholes. The work done will also be in coordination with New York State Electric and Gas (NYSEG).

**Proposed Price: \$19,800.00**

**PUTNAM VALLEY TOWN BOARD  
RESOLUTION NO. \_\_\_\_\_  
APPROVING THE SUBMISSION OF A GRANT APPLICATION**

**WHEREAS**, the Town of Putnam Valley is committed to seeking funding opportunities that mitigate flooding throughout the community, protecting residents, businesses, and several waterbodies from further damage and contamination; and

**WHEREAS**, the Climate Smart Communities Grant Program is available through the New York State Department of Environmental Conservation (NYSDEC) to provide financial assistance to retrofit critical infrastructure projects that reduce future flood risks; and

**WHEREAS**, the Putnam Valley Town Board has opted to submit an application to the NYSDEC Climate Smart Communities Grant Program to replace the (Cimarron Road Bridge), which comes at a total cost of \$1,800,000.00; and

**WHEREAS**, the NYSDEC will fund up to 50% of the total project cost and requires a local match of at least 50% of the total project cost; and

**WHEREAS**, the Town of Putnam Valley is requesting a grant in the amount of \$900,000.00 and is committed to funding the remaining \$900,000.00 through local funds.

**NOW, THEREFORE BE IT RESOLVED**, that the governing body of the Town of Putnam Valley (Town Board) has authorized the submission of this application and has approved the required local match.

**BE IT FURTHER RESOLVED**, that the Town Supervisor is authorized to execute any and all necessary documents related to the submission of the grant application and to take all necessary actions to effectuate the intent of this resolution; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately on this 9<sup>th</sup> day of July, 2025.

Date Adopted:

\_\_\_\_\_  
Town Supervisor

\_\_\_\_\_  
Town Clerk

**CONTINENTAL VILLAGE PARK DISTRICT  
JOINT ADVISORY COMMITTEE  
Cortlandt - Philipstown - Putnam Valley**

Supervisor Jacqueline Annabi  
Putnam Valley Town Hall  
265 Oscawana Lake Road  
Putnam Valley, New York 10579

Monday, July 7, 2025

Supervisor Annabi,

As you know, after a long illness, we lost our long-term Park District Superintendent/Administrator Michael Phelan on June 5<sup>th</sup>. His Maintenance Assistant, Fred Romer, had stepped up to assume the day-to-day operations of the Park District while Michael was out on sick leave.

The JAC is requesting that the three Town Supervisors Appoint Fred Romer as our new, permanent Superintendent/Administrator.

This would open Fred's Maintenance Assistant position for a new employee which we are critically in need of.

Thank you for your consideration,



Charles H Park Jr  
Chairman, CVPDJAC  
89 Putnam Road  
Cortlandt Manor, NY 10567  
914-739-3616  
chparkjr@gmail.com

Cc: Cortlandt Supervisor Becker  
Philipstown Supervisor Van Tassel