



# TOWN OF PUTNAM VALLEY

## Town Board Meeting

August 20<sup>th</sup>, 2025

Town Hall

6 PM

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### AGENDA

#### Meeting called to Order

#### Pledge of Allegiance

1. **Public Hearing:** Exemption for Qualified Members of Fire Departments and Ambulance Corps.
  - a. Close Public Hearing
  - b. Resolution Adopting Local Law
2. **Public Hearing:** Bond for Roaring Brook Lake Dam Rehabilitation Project
  - a. Close Public Hearing
  - b. Authorization of Bond Resolution
3. Community Reports
4. Supervisor's Comments
5. Legislative Report
6. Approval of Minutes
7. Discuss Wildwood Knolls Facility User Fee
8. Approve Management Agreement
9. **Finance:**
  - a. Approve Going Out to Bid for BAN for Cimmaron Road Bridge Project
  - b. Budget Transfers and Amendments
10. Amend Resolution #R25-226
11. **Facilities:**
  - a. Approve Disconnection & Removal of Boiler at Museum
  - b. Authorize Surplus Equipment
  - c. Approve MS4 Equipment Purchase
  - d. Approve Annual Subscription for MS4 Equipment
12. **Parks & Recreation:**
  - a. Approve Personnel Changes
  - b. Approve August Refunds
13. Public Comment [Three-Minute Limit Per Person]
14. Audit of Monthly Bills

#### Adjournment

**Next Town Board Meeting: Work Session, Wednesday, September 10<sup>th</sup>, 2025, 5 PM**

**TOWN BOARD MEETING**  
**Wednesday, August 20th, 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 with the Recitation of the Pledge of Allegiance.

Councilman Luongo asked for a moment of silence to honor those fighting for our freedom around the world, here and abroad, and as we think of all the families who have had members of their family pass this past month. Please keep them in your thoughts. Thank you.

**AMENDMENT TO AGENDA**

Presented by Supervisor Annabi

**RESOLUTION #R25-231**

1. **ADD 7A.** To add a Public Hearing for the Wildwood Knolls District Facility User List,
2. To move Community Reports ahead of the Public Hearings.

Seconded by Councilman Russo, unanimously carried

**COMMUNITY REPORTS**

Presented by Supervisor Annabi

Chief Vito Rizzo from the Fire Department gave the following report.

**Manpower Analysis by Incident**  
Putnam Valley Fire Department

Date Range: From 07/01/2025 to 07/31/2025  
Company: All Companies

Incident Type	Incident Count	Number Attended	Average Attended	Total Length (hrs)	Average Length (hrs)	Average Man Hours	Total Man Hours
131-Passenger vehicle fire	1	13	13.00	0.93	0.93	12.09	12.09
142-Brush or brush-and-grass moderate fire	1	11	11.00	0.24	0.24	2.64	2.64
311-Medical assist, assist EMS crew	7	86	12.29	2.74	0.39	4.89	34.25
322-Motor vehicle accident with injuries	7	85	12.14	7.58	1.08	11.32	79.25
440-Electrical wiring/equipment problem, other	1	22	22.00	0.43	0.43	9.46	9.46
442-Overheated motor	1	17	17.00	0.53	0.53	9.01	9.01
444-Power line down	8	163	20.38	8.52	1.06	25.45	203.61
571-Cover assignment, standby, moveup	4	39	9.75	1.43	0.36	3.85	15.39
631-Authorized controlled burning	1	14	14.00	0.68	0.68	9.52	9.52
743-Smoke detector activation, no fire - unintentional	13	195	15.00	2.57	0.20	2.81	36.51
746-Carbon monoxide detector activation, no CO	1	13	13.00	0.11	0.11	1.43	1.43
Blank - Incident Type not Entered	0	0	0.00	0.00	0.00	0.00	0.00
Total and Averages for all Incident Types	45	658	14.62	25.76	0.57		413.18

NON INCIDENT: JULY 533 25  
YTD 3120 14

**Board of Education Update – Crystal Hernandez**

Good evening, everyone. I just want to share a few quick updates from the Board of Education:

- Tomorrow night at 7 p.m. we'll begin **public comment** on the Fire and Ambulance Work Exemption. We're proud to offer this and thank our fire and ambulance personnel for their service.
- As you may have heard, there's a new **state law on cell phone use in schools**. Starting this year, all internet-enabled devices—like smartphones and smartwatches—must be kept in lockers from the start of the day until dismissal. Students won't be able to use them at lunch or in between classes. If parents need to reach their child, they should call the main office and staff will get the message to them.
- We're excited to welcome **40 new Pre-K students** to our elementary campus, thanks to a partnership with the YMCA. Families were chosen through a lottery, and we're thrilled to launch this program.
- **The first day of school is September 2**. Please watch out for students and buses as traffic will pick up.
- Finally, I want to highlight the great **collaboration with our town**—from sharing buses for community events to supporting summer camps and the service station. These partnerships benefit everyone.

Thank you all so much, and we're looking forward to a great school year!

**Amina Chaudhri from the Putnam Valley Library gave the following report**

August 20, 2025  
Putnam Valley Library  
Director's Report  
Amina Chaudhri

For the adults, we've now added a Tuesday evening Mahjongg class as well as a monthly Saturday Yoga class. Additionally, we have Knit & Knot, Chess Club, Book Clubs, Zoom lectures, Sound Baths, HAM Radio Operators Testing and The American Sewing Guild.

The children's Summer Reading Program concluded last week with our end of summer party - complete with bubbles and ice cream. We continue to offer storytimes, book clubs, chess instruction and fun crafts for children of all ages. Dungeons and Dragons, which is a teen program, will continue in the fall.

Putnam Valley Library also offers a \*free\* outdoor dry goods pantry, wholesome frozen meals, Meals on Main Street (which is a free food assistance program) tech help, garden seeds, 3D Printing, computer, fax and printer usage, \*free\* museum passes, a Library of Things, digital materials, WiFi, EZ Pass purchases and more!

Unfortunately we found some asbestos in our Library. We have to close for the day on August 21, 2025 for the remediation process.

Please learn more about us at [putnamvalleylibrary.org](http://putnamvalleylibrary.org)

Thank you for your time!

**Linda Thornton of the Tompkins Corners Cultural Center gave the following report**

**Tompkins Corners Upcoming Events**

Kieran Kane & Rayna Cellert

Celebrated Americana Singer/Songwriters

**Friday, August 22nd, 7:30 pm**

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The City Without Jews Cine Concert

with Alicia Svigals and Donald Sosin

**Friday, September 5th, 7:30 pm**

The City Without Jews, a 1924 silent film accompanied by live original music composed and performed by world-renowned klezmer violinist and founder of the Grammy-winning Klezmatics, Alicia Svigals, and celebrated silent film pianist Donald Sosin. Q&A with the musicians will follow. The Sunrise Foundation for Education and the Arts generously supports these live performances.

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'The Shape of Quiet'

Handwoven Art by Courtney Salerno

**Reception - Sun., September 7th, 2-4 pm**

Beginner Loom Weaving Workshop

**Sun., October 26th, 1-4 pm**

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Phineas and the Lonely Leaves

Outdoor Family Concert!

**Saturday, September 13th, 4:00 pm**

Whether they're singing about their Hudson Valley hometown or finding beauty in the bittersweet, Phineas and the Lonely Leaves carry forward the spirit of community-centered folk music: honest, unvarnished, and built to last.

Poets Corner Open Mic

Featuring Ellen Devlin

**Sunday, September 14th, 3:00 pm**

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October Fest

**Saturday, October 18th, 1 - 5 pm**

<https://www.tompkinscorners.org/>

**FRANK DIMARCO FROM PARKS AND REC was unable to be here tonight.  
Councilwoman Tompkins gave his report.**



I'd like to believe we've had a very successful summer season to date.

We are currently in our final week of camp and the office now will start preparing for the children center before and after care program. As with our camp, that has filled up fairly quick and we are now taking information for a waiting list.

Summer programs and sports camps are also wrapping up and I have just posted information about a dozen more programs that will start in the coming weeks and the beginning of the school year.

As you may have noticed, our basketball courts have been restored and painted and we are on the schedule in September to do the same to our gym facility at the camp location where it will be multi-use with basketball and pickleball courts.

Next up will be the outdoor fitness equipment.

We will be starting that project after town day for obvious reasons. To begin, we will start with 8 pieces of equipment. We have researched various other localities who have all given positive feedback. I believe Yorktown has 2 fitness areas that are always in use according to them.

Finally, as always, we are looking for child care personnel. It will be coming to a point where we may have to downsize our most successful programs due to lack of help. As you know, both Camp and Children center book up extremely fast, and that is at our max capacity according to health department regulations. If we downsize, we will fill up even quicker unfortunately.

## **SHAWN KEELER GAVE THE FOLLOWING REPORT**

Good evening, ladies and Gentlemen

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

This Morning, I had the honor of attending the signing of the Putnam County shared services agreement. I'd like to thank the town board for their support in getting this completed. This will not only help the residents of Putnam Valley but all the residents of Putnam County.

We are currently replacing all drainage pipes in Wiccopee Ct. To date, we have replaced about 640 Ft of 15-inch Pipe and 100 Feet of 18-inch pipe. We added 4 basins and 430 feet of 12-inch pipe on Long Reach trail.

We have been out mowing and are trying to catch up. We have had a crew of guys out weed-whacking almost every day.

We have been out trimming some trees over some roads and will continue more this fall.

Our Basin crew has fixed about 350 basins. Also, we are coming across a lot of the concrete basin lids that were in need of being replaced, so we have also been doing them as they come along.

Our Vac-all has been out cleaning basins as well as gutters on the sides of the roads. We cleaned 416 basins in the last month, which is 1385 Basins year to date.

All Milling and Blacktopping is complete for the year, other than some patching here and there

We have been making any adjustments to driveways, berms, and gutters as necessary. Also patching potholes and replacing Berms and aprons where needed

Lastly, all the double yellow lines will be painted within the next few weeks.

The Wiccopee Rd Culvert Project is moving along very well, with hopes of completion in mid-September

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

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

126 Days till Christmas

Councilman Luongo offered positive feedback regarding the town's mowing efforts. He commended **Shawn and his team**, noting that the mowing crews are doing an excellent job.

He also explained that many areas, particularly **overgrown intersections**, had become dangerous and difficult to navigate—especially for drivers of smaller vehicles. With the recent mowing, visibility has improved significantly, making the roads much safer. Councilman Luongo concluded by expressing appreciation and thanks for the work being done.

Supervisor Annabi thanked the community for coming out and speaking and doing these reports. They've been very helpful for all our residents who are hearing what's going on, whether it's with a school or a library, Tompkins Corners. We really appreciate you coming out and speaking at our board meeting.

So, thank you very much for that.

**PUBLIC HEARING: EXEMPTION FOR QUALIFIED MEMBERS OF FIRE DEPARTMENT AND AMBULANCE CORP**

Presented by Supervisor Annabi

Supervisor Annabi opened the Public Hearing to discuss the exemption for qualified members of the fire department and the Ambulance Corps.

Seconded by Councilman Russo, unanimously carried.

Councilman Luongo recused himself from any vote.

At the August 20th public hearing, the Town Board discussed an **amendment to a local law** to provide a **property tax exemption** for qualified volunteer firefighters and ambulance corps members.

This change brings our town in line with **Putnam County, the school district, and other local towns** that have already adopted the exemption.

- Volunteers can receive up to a **10% reduction** in the assessed value of their **primary residence**.
- The property must be used **only for residential purposes**.
- Members must be **active** and certified by their fire department or ambulance corps.
- Volunteers with **at least 5 years of service** are eligible.
- Those with **20+ years of service** may continue receiving the exemption even after retirement.
- Local fire and ambulance companies are **struggling to recruit and retain volunteers**.
- The number of volunteers in fire and ambulance services is declining, and departments are struggling to recruit new members.
- Volunteer departments are aging, with fewer young residents remaining in town long-term.
- Offering a modest tax exemption is a fair way to acknowledge the sacrifices volunteers make and may help encourage recruitment.
- Paid departments would be significantly more costly to taxpayers if volunteerism continues to decline.
- Without volunteers, towns would eventually need **paid fire and ambulance services**, which would be far more costly to taxpayers.

Board members emphasized their appreciation for volunteers, recognizing the hundreds of hours members dedicate each month to responding to calls and supporting the community.

At the hearing, residents and board members alike voiced strong support. One member noted:

“When there’s a fire call at 2 a.m., it’s volunteers who leave their beds to respond. They deserve our thanks and support.”

Several residents also expressed interest in learning how to get involved with their local departments.

With no further comments from the public and no written or emailed statements submitted, the Board thanked all who participated.

Supervisor Annabi made a motion to close the Public Hearing and proceeded to vote.

Seconded by Councilman Russo, unanimously carried.

**RESOLUTION ADOPTING LOCAL LAW NO. 3 OF 2025 ENTITLED  
“EXEMPTION FOR QUALIFIED MEMBERS OF VOLUNTEER FIRE  
DEPARTMENTS AND AMBULANCE CORPS”**

Presented by Councilman Russo

**RESOLUTION #R25-232**

**RESOLUTION ADOPTING LOCAL LAW NO. 3 OF 2025 ENTITLED “EXEMPTION FOR  
QUALIFIED MEMBERS OF VOLUNTEER FIRE DEPARTMENTS AND AMBULANCE  
CORPS”**

WHEREAS, a local law was introduced to be known as Local Law No. 3 of 2025, entitled  
““EXEMPTION FOR QUALIFIED MEMBERS OF VOLUNTEER FIRE DEPARTMENTS AND  
AMBULANCE CORPS;” and

WHEREAS, a public hearing in relation to said local law was held on August 20, 2025 and  
during a duly noticed public meeting 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: 8-20-2025

Moved: Councilman Russo

Seconded: Councilwoman Howard

Motion passes/ fails: Ayes 4 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>RECUSED</u>
PRESENT/ABSENT	Supervisor Annabi	<u>X</u>	___	___

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MICHELLE STEPHENS, TOWN CLERK

**Town of Putnam Valley Local Law No. 3 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.

### **PUBLIC HEARING: BOND FOR ROARING BROOK LAKE DAM REHABILITATION PROJECT**

Supervisor Annabi made a motion to open the public hearing regarding the proposed bond for the Roaring Brook Dam repair and reconstruction project.

Seconded by Councilwoman Tompkins, unanimously carried.

- The Roaring Brook Dam has been red-flagged and in dire need of repair for several years.
- The Town has worked with DOT engineers over the past seven years to design a new dam.
- Contractors have been selected and are prepared to begin work.
- The proposed bond totals **\$1.5 million** with a **20-year repayment plan**, to be repaid solely by the district.

With no further comments from the public and no written or emailed statements submitted, Supervisor Annabi made a motion to close the public hearing and accept this Bond.

Seconded by Councilwoman Tompkins, unanimously carried.

**DETERMINATION OF THE TOWN BOARD TO UNDERTAKE  
IMPROVEMENTS AT ROARING BROOK LAKE**

Presented by Councilwoman Howard

**RESOLUTION #R25-233**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK PURSUANT TO SECTION 202-b OF THE TOWN LAW DETERMINING THAT IT IS IN THE PUBLIC INTEREST TO UNDERTAKE CERTAIN IMPROVEMENTS TO BE MADE TO THE TOWN OF PUTNAM VALLEY ROARING BROOK LAKE DISTRICT**

WHEREAS, the Town Board (the “Town Board”) of the Town of Putnam Valley, Putnam County, New York (the “Town”) is considering authorizing certain improvements to the facilities serving the Town of Putnam Valley’s Roaring Brook Lake District (the “District”), consisting of the construction and reconstruction of a dam within the District (the “Project”), at an estimated maximum cost of \$1,500,000, including the issuance of serial bonds and/or bond anticipation notes issued in anticipation of such serial bonds in an amount not to exceed \$1,500,000; and

WHEREAS, by resolution adopted on August 6, 2025 at a regular meeting of the Town Board held on such date, the Town Board directed that a public hearing be held on whether to authorize the Project, and to hear all persons interested in the subject matter thereof concerning the same on August 20, 2025 at 6:00 p.m. at the Town of Putnam Valley Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York 10579; and

WHEREAS, notice of said public hearing certified by the Town Clerk was duly published and posted as required by law, to wit: a copy thereof was published in the *Putnam News and Recorder*, an official newspaper of the Town, on August 7, 2025 and a copy of such notice was posted on the signboard maintained by the Town Clerk on August 7, 2025, and on the Town’s website, pursuant to Town Law Section 193; and

WHEREAS, said public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard.

NOW THEREFORE, THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK HEREBY RESOLVES, AS FOLLOWS:

SECTION 1. Based in part upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to undertake the Project as hereinabove described at the estimated maximum cost of \$1,500,000, including the issuance of serial bonds and/or bond anticipation notes issued in anticipation of such serial bonds in an amount not to exceed \$1,500,000. The Town is hereby authorized to undertake the Project at such estimated maximum cost.

SECTION 2. The Town Clerk is hereby authorized and directed to cause a certified copy of this resolution to be duly recorded in the office of the County Clerk, County of Putnam, New York, within ten (10) days after the adoption hereof, in accordance with Section 195 of the Town Law.

SECTION 3. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

	<u>AYE</u>	<u>NAY</u>
Jacqueline Annabi, Supervisor	X	
Louie Luongo, Board Member	X	
Christian Russo, Board Member	X	
Sherry Howard, Board Member	X	
Stacey Tompkins, Board Member	X	

The resolution was thereupon declared duly adopted by a vote of 5 ayes and 0 nays.

Dated: August 20, 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 of the Town of Putnam Valley (the "Town Board"), and am duly authorized to execute this certificate.

2. A regular meeting of the Town Board of the Town was held on August 20, 2025, and attached hereto is a true and correct copy of a resolution duly adopted at such meeting and entitled:

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK PURSUANT TO SECTION 202-b OF THE TOWN LAW DETERMINING THAT IT IS IN THE PUBLIC INTEREST TO UNDERTAKE CERTAIN IMPROVEMENTS TO BE MADE TO THE TOWN OF PUTNAM VALLEY ROARING BROOK LAKE DISTRICT

3. That said meeting was duly convened and held and that said 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 said meeting was given and that all members of said Board had due notice of said Meeting and 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 20<sup>th</sup> day of August, 2025.

**TOWN OF PUTNAM VALLEY**

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

\_\_\_\_\_

[SEAL]

**AUTHORIZATION OF THE ISSUANCE OF BONDS**

**Presented by Supervisor Annabi**

**RESOLUTION #R25-234**

**BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK AUTHORIZING THE ISSUANCE OF UP TO \$1,500,000 IN SERIAL BONDS OF THE TOWN TO UNDERTAKE CERTAIN IMPROVEMENTS TO BE MADE TO THE TOWN OF PUTNAM VALLEY ROARING BROOK LAKE DISTRICT**

WHEREAS, the Town Board of the Town of Putnam Valley, Putnam County, New York (the "Issuer" or the "Town") is considering authorizing certain improvements to the facilities serving the Town of Putnam Valley's Roaring Brook Lake District (the "District"), consisting of the construction and reconstruction of a dam within the District (the "Project"); and

WHEREAS, by resolution adopted on August 20, 2025 immediately prior to the adoption of this resolution, and in accordance with Section 202-b of the Town Law of the State of New York, the Town Board determined it to be in the public interest to undertake the Project at an estimated maximum cost of \$1,500,000; and

WHEREAS, the Town Board now wishes to appropriate funds for the Project and to authorize the issuance of the Town's serial bonds or bond anticipation notes to finance said appropriation.

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK HEREBY RESOLVES (by the affirmative vote of not less than two-thirds of all the members of such body), AS FOLLOWS:

SECTION 1. The Town is hereby authorized to undertake the Project as hereinabove described and issue up to \$1,500,000 principal amount of serial bonds (including, without limitation, statutory installment bonds), or bond anticipation notes in anticipation of such bonds pursuant to the provisions of the Local Finance Law of the State of New York, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance the estimated cost of the Project.

SECTION 2. It is hereby determined that the maximum estimated cost of the aforementioned specific object or purpose is \$1,500,000, said amount is hereby appropriated therefor and the plan for the financing thereof shall consist of (i) the issuance of the \$1,500,000 in serial bonds of the Town authorized to be issued pursuant to Section 1 of this resolution, or bond anticipation notes issued in anticipation thereof, (ii) the assessment, levy and collection of assessments or surcharges upon the benefited properties within the District, and (iii) to the extent necessary, the levy and collection of taxes on all the taxable real property in the Town to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

SECTION 3. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is thirty (30) years, pursuant to subdivision 22(a). of paragraph a. of Section 11.00 of the Law.

SECTION 4. The final maturity of the bonds herein authorized to be issued pursuant to Section 1 of this resolution shall be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued. Notwithstanding the foregoing, pursuant to Section 35.00(b) of the Law this resolution is not subject to permissive referendum because the bonds herein authorized to be issued are for a district improvement authorized under Articles 12 or 12-A of the Town Law of the State of New York.

SECTION 5. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. The Town shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by Section 1 of this resolution. This resolution shall constitute a declaration of "official intent" to reimburse the expenditures authorized by Section 1 hereof with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

SECTION 6. Each of the serial bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town without legal or constitutional limitation as to rate or amount. The faith and credit of the Town are hereby

irrevocably pledged to the punctual payment of the principal and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 7. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals of said obligations and of Section 21.00, Section 50.00, Section 54.90, Sections 56.00 through 60.00 and Sections 62.10 and 63.00 of the Law, the powers and duties of the Town Board relative to authorizing serial bonds and bond anticipation notes and prescribing terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the determination of whether to issue bonds having substantially level or declining debt service and all matters relating thereto, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the Supervisor of the Town, the chief fiscal officer of the Town (the "Supervisor"). Further, pursuant to subdivision b. of Section 11.00 of the Law, in the event that bonds to be issued for the object or purpose authorized by this resolution are combined for sale, pursuant to subdivision c. of Section 57.00 of the Law, with bonds to be issued for one or more objects or purposes authorized by other resolutions of this Town Board, then the power of the Town Board to determine the "weighted average period of probable usefulness" (within the meaning of subdivision a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the Supervisor, as the chief fiscal officer of the Town.

SECTION 8. The Supervisor of the Town is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipating thereof, if applicable, as "qualified tax-exempt obligations" in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The Supervisor is further authorized to enter into continuing disclosure undertakings with or for the benefit of the initial purchaser of the bonds or notes in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 10. The intent of this resolution is to give the Supervisor sufficient authority to execute those applications, agreements and instruments, or to do any similar acts necessary to effect the issuance of the aforesaid serial bonds or bond anticipation notes without resorting to further action of this Town Board.

SECTION 11. The Town Board hereby determines that the Project constitutes a "Type II" action within the meaning of the State Environmental Quality Review Act and the regulations of the New York State Department of Environmental Conservation thereunder (collectively, "SEQRA") and that no further action under SEQRA with respect to the Project need be taken by the Town Board as a condition precedent to the adoption of this resolution.

SECTION 12. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 13. This resolution shall take effect immediately and the Town Clerk is hereby authorized and directed to cause a copy of this resolution, or a summary thereof, to be published in full, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the Town for such purpose.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Seconded by Councilwoman Howard, unanimously carried

	<u>AYE</u>	<u>NAY</u>
Jacqueline Annabi, Supervisor	X	
Louie Luongo, Board Member	X	
Christian Russo, Board Member	X	
Sherry Howard, Board Member	X	
Stacey Tompkins, Board Member	X	

The resolution for the authorization of the issuance of the bond was thereupon declared duly adopted by a vote of 5 ayes and 0 nays.

Dated: August 20, 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 of the Town of Putnam Valley (the "Town Board"), and am duly authorized to execute this certificate.

2. A regular meeting of the Town Board of the Town was held on August 20, 2025, and 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 AUTHORIZING THE ISSUANCE OF UP TO \$1,500,000 IN SERIAL BONDS OF THE TOWN TO UNDERTAKE CERTAIN IMPROVEMENTS TO BE MADE TO THE TOWN OF PUTNAM VALLEY ROARING BROOK LAKE DISTRICT

3. That said meeting was duly convened and held and that said 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 said meeting was given. A legal quorum of members of the Town Board was present throughout said meeting, and a legally sufficient number of members (2/3's of the Town 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. 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 Town Board had due notice of said Meeting and that the Meeting was in all respects duly held and a quorum was present and acted throughout.

5. 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 as of this 20<sup>th</sup> day of August, 2025.

**TOWN OF PUTNAM VALLEY**

[SEAL]  
\_\_\_\_\_

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

**ESTOPPEL NOTICE**

The resolution, a summary of which is published herewith, has been adopted on August 20, 2025 by the Town Board of the Town of Putnam Valley, Putnam County, New York (the "Town"). The validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Town is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution.

Michelle Stephens, Town Clerk  
Town of Putnam Valley

SUMMARY OF BOND RESOLUTION

Set forth below is a summary of said resolution adopted by the Town Board of the Town of Putnam Valley on August 20, 2025.

1. The resolution is entitled "BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK AUTHORIZING THE ISSUANCE OF UP TO \$1,500,000 IN SERIAL BONDS OF THE TOWN TO UNDERTAKE CERTAIN IMPROVEMENTS TO BE MADE TO THE TOWN OF PUTNAM VALLEY ROARING BROOK LAKE DISTRICT"

2. The specific object or purpose for which the bonds are authorized is the financing of certain improvements to the facilities serving the Town of Putnam Valley's Roaring Brook Lake District, consisting of the construction and reconstruction of a dam within the District.

3. The period of probable usefulness is 30 years.

4. The amount of obligations authorized to be issued is \$1,500,000.

The resolution summarized herein shall be available for public inspection during normal business hours at the offices of the Town Clerk, Town of Putnam Valley, Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York 10579.

## SUPERVISOR'S COMMENTS

Supervisor Annabi made the following announcements

- **Family Day:** August 28th at the Town Park, 5:00–9:00 p.m.
  - Live music by *The Legacy Band, The Elysian Band, and Loose Wheels*.
  - Activities include cornhole, face painting, kickball, and more.
  - This event will also close out the Town's **Sunset Series**.
- **Town Day:** September 20th.
  - Vendors are reminded to submit applications.
  - Limited electrical hookups remain; applicants requiring electricity should apply promptly.
- **Putnam Valley Grange:**
  - Meets on the first Monday of each month.
  - The last two **Farmers' Markets** at Thompkins Corners of the season will be held Friday of this week and next Friday.

## LEGISLATIVE REPORT

No report was received from Legislator Bill Gouldman.

## APPROVAL OF MINUTES

Presented by Councilman Luongo

### RESOLUTION #R25-235

RESOLVED, that the Putnam Valley Town Board authorize the Supervisor to accept the Town Board meeting minutes from July 16<sup>th</sup>, 2025.

Seconded by Councilwoman Tompkins, unanimously carried.

## DISCUSS WILDWOOD KNOLLS FACILITY USER FEE

Presented by Supervisor Annabi

### **Wildwood Hills Park District – User Facility Fee Discussion**

- Residents and board members met to discuss the history and current status of the *Wildwood Knolls Park District Facility Users List*.
- This list dates back to the 1950s, when the Town acquired common beach and dock properties from the Oscawana Lake Realty Corporation.

- Certain out-of-district properties were granted deeded access to the facilities. Over the years, a “users list” was maintained by the district clerk’s office to track these properties.
- Documentation is incomplete; many original records were handwritten and have deteriorated. However, counsel confirmed that several deeds contain specific language granting access rights.

### Historical Notes from Counsel

- In 1954, the Town formed the Wildwood Knolls Park District and purchased the common properties.
- The seller, through contract language, retained the ability to extend facility rights to certain properties outside the district.
- A lawsuit in the 1950s confirmed that some property owners did have enforceable rights to use the beach and dock.
- Over the years, additional property owners were added to the facility users list, typically with a nominal fee to cover maintenance costs.

### Current Situation

- The facility users list currently includes **20 properties**.
- The Town has reviewed **12 deeds**; most include deeded access rights.
- Historically, fees paid by these out-of-district users varied:
  - Earlier years: ~\$200 annually
  - 2020s: ~\$500 annually
- Fees were collected informally by the district clerk.

### Proposal Under Consideration

- To move the user facility fee from an informal arrangement into the **tax roll** as a fixed annual charge.
- The fee would support essential services: lifeguards, sand, insurance, liability coverage, and dock/beach maintenance.
- Budget review:
  - Wildwood Knolls Park District annual budget: **\$62,430**
  - Garbage collection: **\$37,480** (not applicable to user list properties)
  - Essential services subtotal: **\$24,950**
  - Divided by 78 in-district homes = ~\$319 per home (rounded).
- Proposed annual fee for out-of-district facility users: **\$325**, added to their property tax bill.
- The fee would not be automatically adjustable, but changes could be made by future public hearings and board resolutions.

## Public Comments / Concerns Raised

- Several residents expressed **strong opposition** to being assessed through property taxes, arguing:
  - Their deeds did not obligate payment.
  - They had voluntarily paid in the past “as good neighbors,” but do not accept mandatory taxation.
  - The Town should not intervene; this should be between the Park District and the residents.
  - Some suggested legal action if the Town proceeds.
- Other residents supported the fee as fair, since out-of-district users share the benefits of the facilities.
- Questions were raised about what services exactly are covered by the fee, comparisons to in-district costs, and whether this creates unequal treatment.

## Next Steps

- **Public Hearing Scheduled:** September 10, 2025, at 5:00 PM, Town Hall.
- Notice will be posted and mailed as required by law.
- Residents may attend, submit written comments, or call in with concerns.
- The Town Board emphasized this is not a final decision, but part of the legal process of review. The Board also emphasized that the September 10, 2025, public hearing would allow all residents to provide input

**This is written correspondence that was submitted by residents who were unable to attend.**

To the members of the Putnam Valley Town Board:

Writing in opposition to the terms of the proposed imposition of mandatory fees for access to the Wildwood Knolls public beach and boat ramp because it is not possible for anyone from our family to attend tonight's meeting. Grateful too to our neighbors for sharing our concerns and voicing them on our behalf.

We are a second-generation Putnam Valley family. Our parents (laid to rest in Put Valley) built our home at 40 Rockhill in 1967; the deed includes rights to access WWK 'common areas.' During the first years we grew up here, no additional fees were assessed. When the house was built, we knew that the property was independent of the town water supply; and drilled our own well. We also knew that we were excluded from the town sanitation pick-up route (we contracted first with the Orlando company and now with AAA). And, as you probably also know from town records, Rockhill, Hampton, and Eastern roads were not paved until well into the 1980s.

For additional context, as kids, we swam off the public dock and when our parents acquired a sailboat in the early '70s we launched it from there. In later years, once the boat ramp was built, and a key or combination was required we paid a fee directly to the town clerk. The understanding was that the fee was for boat ramp access - we have records of our family paying \$50 to \$100 each year and most

recently \$200. For more than fifty years, the fee was optional. When our dad no longer sailed and our kids, his grandkids, aged up and no longer spent time on the public beach we opted out of the fee. However, we continued to pay dues to the 'community' association...even though we were only able to attend a few meetings and rarely events. As a side note, we've not received invitations to these meetings in the past year and were neither informed nor consulted about changes to the beachfront area. We also continue to pay dues to LOCA and follow issues around the health of the lake.

We understand that times change and costs increase - and that all WWK homes now have separate wells and all the roads are paved, however this most recent proposal to impose a mandatory \$500 fee for access that is already in our deed seems capricious and arbitrary. It is an unjust additional assessment, especially as we continue to pay AAA directly to collect our trash. Not to mention property and school taxes!

Given that access to the 'common areas of WWK' is in the deed for our property, are there any additional services or amenities that will be newly available with this fee? Currently, neither the beach nor the boat ramp is desirable for our family; however, it is possible that when our generation is ready to retire and spend more time at the lake or when the next generation, our kids - now in their 20s and 30s - inherit the property, there may be reasons to contribute at the same level as other homeowners in the Knolls.

One consideration to justify this new fee would be to include town trash collection along with beach / parking tags and a permanent key to for the boat ramp.

Thank you for considering and for your attention.

Fredie Adelman

As a resident of wwK since 1968 I have seen many changes. What has remained the same is the right to use the beach area, for home owners outside side of the improvement district. With no mandatory fees attached. Dues were paid only to be good neighbors.

This was strictly a local matter between improvement district and the homes outside of the improvement area. It is not town business nor should it become so.

Sincerely,

Hugo Cantamessa

Hampton rd.

Jackie

Thank you for your response. In regards to the dock fee, if you see my email, I understand the \$500 is not for a dock, but use of the beach & launch. However, since it was unknown if & when we would be approved as facility users & therefore have access to the launch, we were forced to find an alternative for keeping our boat at the lake, this was renting a dock for \$400.

And it seems the \$500 fee is under discussion and not finalized, yet we and several others have paid this fee for 2025 - we should be reimbursed if this is not approved.

Sincerely

Denise & Bob Newman

Twilight Lane

To whom it may concern

At this time, I feel that I'm being threatened by members of the Wildwood Knolls Association. I have been living in my house since 1967 and have never had any trouble with others by the lake. Every year I get assessed for beach upkeep and have always paid it without the benefits that lake homes have. When I first moved here, we had no fees. After a few years we charged \$50, then \$100 then \$200 then \$300. And now \$500. We have no voting rights, don't get garbage pick-up but they want money. This has always been a voluntary payment, but now we are told that if we don't pay, we will lose our rights. I'm willing to pay if I get garbage pickup. However, my rights to the lake are in my deed and I truly don't believe it can be taken away for no reason. Another thing most of the lake homes don't even pay 500 for their fees and get garbage pickup.

Sincerely,

Margorie Kaplan

Margorie Kaplan

Dear Putnam Valley Town Board,

First off, I want to thank you all for addressing what is clearly a thorny issue going back decades in the Wildwood Knolls neighborhood. My family moved to PV four years ago into 20 Rockhill Rd. which is one of the houses currently on the Facility Users list. One of the reasons we moved here was the access granted to us by our Deed "to a dock privilege on said community dock. This dock privilege is to be held only as a right of way or dockage for the use of the above plot and is a privilege for one boat and one canoe."

After speaking with a number of people in the district, it appears there are a few main points that are at play in the conversation around access and fees.

1. There seems to be a sense of unfairness within members of the WWK Improvement District that many houses on the facility users list are not paying the annual fee while still using the facility.
2. There has been a clear uptick in the use of the space and it is becoming too crowded on weekends.

These are two separate issues and should not be conflated into one. The crowds filling the beach are in most cases NOT the facility users. After speaking to most on the Facility Users list, it is clear the majority of these people are not using the beach facilities with any regularity, if at all. Most are over the age of sixty, some don't even live here full time. I am aware of only two families with small children in the home on this list.

The overcrowding at the beach is not happening from the Facility users, but likely from the increase of Airbnb's within WWK advertising beach access and most certainly from the unrestricted access the public has to the beach with no enforcement of membership.

Regarding the increased facility fee; I am in favor of the proposed increase to \$500/year. The average assessed value of the 20 houses on the facility users list is \$534,000. Applying the same assessment to this average that members of the district pay, currently \$0.9387/\$1000, comes out to \$501.26 per year. However, if you are to charge facility users the identical rate as district members, the identical benefits should also be granted. Namely, garbage collection and a vote on district matters.

Garbage collection is the largest line item on the WWK annual budget, currently \$37,385 in 2025. At the Town Board district budget meeting, it was stated there are 78 homes within the WWK Improvement District. This comes out to \$479.29/home for garbage collection. 60% of the entire WWK annual budget goes towards garbage collection with 40% for all other district budget items. To charge Facility Users what is effectively the same rate a district home pays without garbage service would be unacceptable, unfair, and would place a targeted and disproportionate financial burden on the facility users for beach access.

If you are to charge the facility users the same rate as district members, a voice in district matters is also essential. There has been a clear and targeted campaign by WWK leadership over the last 2-3 years to isolate facility users from all district business. We have been removed from the WWK email list, and are no longer invited to meetings or made aware of their occurrence. The expenditure of the very fees they are now asking to increase is being done without the input or consideration of the facility users they are collecting them from. If these fees are to become a part of our annual tax bill, this would be a clear example of taxation without representation.

If it is decided not to provide garbage collection or to allow facility users a vote in district matters, the \$500 is far too high. Without these additional benefits, \$200 (40% of the proposed \$500) is a much more appropriate fee for the privilege of exercising our rights stated within our Deeds.

One final question, as a facility users have access to the boat ramp and the ability to store a canoe or kayak along the water? Opinions within WWK leadership are varied on this point and should be clarified at the Town Board level.

Thank you again for taking the time to investigate this murky issue. As we all know, Putnam Valley is a beautiful place to live. To actively try and prevent others who have deeded rights to this beauty is not consistent with the values we should strive to achieve within our small community. I ask all parties

involved to work towards being the “Friendly Community” described in the plaque hanging above our heads in the courtroom.

Regards,

Curtis Cregan

Rockhill Rd.

Putnam Valley, NY 10579

As we are unable to attend the meeting this Wednesday, I am sending this email to express our concerns about the current situation as Wildwood Knolls Facility Users.

We have been residents at 11 twilight Lane, (previously named Sunset Road) since 1986. We have been billed by the town clerk annually for the facility users fee and have paid it promptly every year. In addition, we pay tier 1 taxes which is included on our county tax bill...

The facility fee was as follows:

\$25 1986 -1991

\$50 1992 - 1998

\$65 1999 - 2003

\$100 2004 - 2019

\$200 2020 - 2024

\$500 2025

In April 2025 a letter was issued by the town supervisor, Jackie Annabi, informing us that our fee would be increased to \$500. And that the town needs documentation confirming our rights to access WWK facilities within 45 days. The letter states that the property owners’ taxes are substantially more than ours, however it does not address the fact they receive more for their money. Example -- we pay for garbage pick-up monthly, where the owners do not, and they also get several bulk pickups per year.

Apparently, this increase was proposed by the WWK association and approved at a town Board meeting sometime this winter. We WWK Facility Users, approximately 20 of us, were never informed of this meeting, or the proposed increase. For many years, we had been included on the emails sent to all WWK members - owners & users, but about a year ago, we were removed from these emails.

Despite the fact the town issued us bills annually but has no documentation as to why they were billing us, we went to the County Tax Clerk's office and obtained the proper paperwork proving that these rights are in our deeds. We provided these forms to the town and were issued a key to the lock to the launch, and our beach tags, upon our payment for the \$500 & \$10 key fee.

In addition, we had incurred a \$400 dock rental to secure an available dock as we were unsure as to when the town would approve our rights and we have historically launched our boat from WWK. Incurring \$700 more in 2025 than 2024 due to this change.

It seems the 500% increase since 2019 is excessive.

In the future, who approves and raises our fees? How can we ensure it does not jump to \$1000 next year if the owners decide to increase our fees and we have no vote in the matter?

And who is responsible for keeping us informed of WWK items that affect us.

Sincerely

Bob & Denise Newman

Twilight Lane

Dear Supervisor Annabi and Town Board,

As a Wildwood Knolls resident, I am disappointed that some of our neighbors feel that facility users are a problem and things would be better without us. This has created a bias towards us homeowners with legally deeded rights to access WWK district property and utilize the lake, and to be clear, no authority nor process can remove these rights.

Legally, every property within the WWK subdivision, shares certain basic rights to access district property. New York law considers it unlawful and bias to restrict the rights of certain properties within a subdivision. This issue could be addressed by the Town recognizing and correcting it to help bring our community together.

Regarding the user fee increase, it is not equitable when compared to the cost associated with district upkeep. Based on the 2026 budget total of \$62,730, if you were to subtract the Solid Waste Disposal cost of \$37,385 you would be left with \$25,345 for total district costs. If you divide this cost equally between the 78 district and 20 facility users it would equate to \$258 per household. That is the actual cost which would be the fair share for all residents.

We acknowledge the need to fund the district and are willing to pay our fair share. We will not accept being asked to subsidize our neighbors while receiving fewer rights. If this increase is approved, then their will likely be no user fee income generated, and all costs will be borne by the district.

Thank you for your consideration.

Michael Doebbler, 16 Rock Hill Road

**WILDWOOD KNOLLS USER FACILITY LIST PUBLIC HEARING**

Presented by Councilwoman Tompkins

**RESOLUTION #R25-236**

WHEREAS, the Town of Putnam Valley Town Board is considering certain changes to the fees paid by out of District residents listed on the Wildwood Knolls Park District “User Facility List” for use and maintenance of the common District beach and dock and associated essential costs.

NOW, THEREFORE BE IT RESOLVED, that the Town Board hereby sets a public hearing on the proposed amendments for September 10, 2025, at 5:00pm, 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: 8/20/2025

Moved: Councilwoman Tompkins

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>	_____	_____

**APPROVE MANAGEMENT AGREEMENT**

Presented by Councilwoman Howard

**RESOLUTION #R25-237**

**RESOLVED**, that the Town Board approve the Non-Union/Management, that the Town Board approve the Non-Union/Management Agreement between the managers of the assessors/building/communications/facilities/finance/parks and recreation departments and the Town, effective from January 1, 2025 through December 31, 2027, and authorize the Town Supervisor, Jacqueline Annabi, to sign the same.

Seconded by Councilwoman Tompkins, unanimously carried.

**APPROVE GOING OUT TO BID FOR BAN FOR CIMARRON ROAD BRIDGE PROJECT**

Presented by Councilman Russo

**RESOLUTION # R25-238**

**BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK (THE "TOWN"), AUTHORIZING THE ISSUANCE OF UP TO \$1,800,000 IN SERIAL BONDS OF THE TOWN TO FINANCE THE RECONSTRUCTION OF AND IMPROVEMENTS TO ROADS IN AND FOR THE TOWN**

WHEREAS, the Town Board (the "Board") the Town of Putnam Valley, Putnam County, New York (the "Town") proposes to authorize the issuance of \$1,800,000 in serial bonds of the Town to finance the reconstruction of and improvements to roads in and for the Town, including any applicable equipment, machinery, land, and right-in-land necessary therefor and any preliminary and incidental costs and expenses related thereto (the "Project"), at an estimated maximum cost of \$1,800,000; and

WHEREAS, the Board now wishes to appropriate funds for the Project and to authorize the issuance of the Town's serial bonds and bond anticipation notes to be issued to finance the aforementioned class of object or purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board (the "Town Board") of the Town of Putnam Valley, Putnam County, New York (the "Town") (by the favorable vote of not less than two-thirds of all the members of such body), as follows:

SECTION 1. The Town is hereby authorized to undertake the reconstruction of and improvements to roads in and for the Town, including any applicable equipment, machinery, land, and right-in-land necessary therefor and any preliminary and incidental costs and expenses related thereto. It is hereby determined that the maximum estimated cost of the aforementioned class of object or purpose is \$1,800,000, said amount is hereby appropriated therefor and the plan for the financing thereof shall consist of (i) the issuance of the \$1,800,000 in serial bonds of the Town authorized to be issued pursuant to this resolution or bond anticipation notes issued in anticipation of such bonds and (ii) unless paid from other sources, the levy and collection of taxes on all taxable real property of the Town to pay the principal of such bonds or notes and the interest thereon as the same become due and payable.

SECTION 2. Serial bonds of the Town in the principal amount of \$1,800,000 are hereby authorized to be issued pursuant to provisions of Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance the aforementioned class of object or purpose.

SECTION 3. It is hereby determined that the period of probable usefulness of the aforementioned class of object or purpose is fifteen (15) years, pursuant to subdivision 20(c). of paragraph a. of Section 11.00 of the Law.

SECTION 4. The final maturity of the bonds herein authorized to be issued shall be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued pursuant to this resolution.

SECTION 5. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. The Town shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by this resolution. This resolution shall constitute a declaration of official intent to reimburse the expenditures authorized herein with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

SECTION 6. Each of the serial bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town subject to applicable statutory limits, if any. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal

and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 7. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of serial bonds and bond anticipation notes or the renewals of said obligations and of Sections 21.00, 50.00, 54.90, 56.00 through 60.00, 62.10 and 63.00 of the Law, the powers and duties of the Town Board relative to authorizing serial bonds and bond anticipation notes and prescribing terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the determination of whether to issue bonds having substantially level or declining debt service and all matters related thereto, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town (the "Town Supervisor"). Such notes shall be of such terms, form and contents as may be prescribed by said Town Supervisor consistent with the provisions of Local Finance Law. Further, pursuant to paragraph b. of Section 11.00 of the Law, in the event that bonds to be issued for the class of object or purpose authorized by this resolution are combined for sale, pursuant to paragraph c. of Section 57.00 of the Law, with bonds to be issued for one or more object or purpose authorized by other resolutions of the Board, then the power of the Board to determine the "weighted average period of probable usefulness" (within the meaning of paragraph a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town.

SECTION 8. The Town Supervisor is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof, if applicable, as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The Town Supervisor is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchasers of the bonds or notes authorized by this resolution in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 10. The Town Board hereby determines that the actions authorized by this resolution and the adoption hereof collectively constitute a "Type II" action within the meaning of the State Environmental Quality Review Act and the regulations of the New York State Department of

Environmental Conservation thereunder (collectively, "SEQRA") and that no further action under SEQRA need be taken by the Town Board as a condition precedent to the adoption of this resolution.

SECTION 11. The intent of this resolution is to give the Town Supervisor sufficient authority to execute those applications, agreements and instruments, or to do any similar acts necessary to affect the issuance of the aforesaid serial bonds or bond anticipation notes without resorting to further action of the Board.

SECTION 12. Pursuant to subdivision b. of Section 35.00 of the Law, this resolution is subject to a permissive referendum in the manner prescribed by Article 7 of the Town Law of the State of New York (the "Town Law"). The Town Clerk is hereby authorized and directed, within ten (10) days after the date of adoption of this resolution, to publish and post a notice satisfying the requirements of Section 90 of the Town Law, which shall set forth the date of adoption of this resolution, shall contain an abstract hereof, and shall specify that this resolution was adopted subject to a permissive referendum. Such notice shall be published in the official newspaper of the Town for such purpose.

SECTION 13. This resolution shall take effect thirty (30) days after the date of its adoption or, if within such thirty (30) day period there is filed with the Town Clerk a petition subscribed and acknowledged by the number of qualified electors of the Town required by Section 91 of the Town Law and in the manner specified in such Section, until approved by the affirmative vote of a majority of such qualified electors voting on a proposition for its approval.

SECTION 14. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the constitution.

SECTION 15. Upon this resolution becoming effective, the Town Clerk is hereby authorized and directed to cause a copy of this resolution, or a summary thereof, to be published, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the Town for such purpose, together with a notice of the Town Clerk substantially the form provided in Section 81.00 of the Law.

### **Project Overview**

- The Town is pursuing a **\$1.8 million project** for Cimarron Road.
- An application for a grant has been submitted.
- The outcome of the grant application will not be known until **January 2026**.

### **Financing**

- Even if the grant is awarded, the Town will remain responsible for approximately **\$900,000** in project costs.
- Because of the timeline and financial requirements, the Town must proceed with issuing a **bond** now to secure financing.

### **Next Steps**

- Town Board will move forward with the bond process.
- The bond authorization will ensure funding is available regardless of grant outcome.
- If grant funding is awarded, it will reduce the Town's final obligation.

Seconded by Councilman Luongo, unanimously carried.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

	<u>AYE</u>	<u>NAY</u>
Jacqueline Annabi, Supervisor	<u>X</u>	
Louie Luongo, Board Member	<u>X</u>	
Christian Russo, Board Member	<u>X</u>	
Sherry Howard, Board Member	<u>X</u>	
Stacey Tompkins, Board Member	<u>X</u>	

The resolution was thereupon declared duly adopted by a vote of 5 Ayes and 0 Nays.

Date: August 20, 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 of the Town of Putnam Valley (the "Town Board"), and am duly authorized to execute this certificate.

2. A regular meeting of the Town Board of the Town was held on August 20, 2025, and 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 \$1,800,000 IN SERIAL BONDS  
OF THE TOWN TO FINANCE THE RECONSTRUCTION OF AND  
IMPROVEMENTS TO ROADS IN AND FOR THE TOWN

3. That 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 Town Board was present throughout the Meeting, and a legally sufficient number of members (2/3's of the Town Board) voted in the proper manner for the adoption of the Bond Resolution. All other requirements and proceedings under the law, said regulations, or otherwise, incident to the Meeting and the adoption of the Bond Resolution, including the publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

4. Public Notice of the time and place of the 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 the Town Board had due notice of the Meeting and that the Meeting was in all respects duly held and a quorum was present and acted throughout.

5. 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.

TOWN OF PUTNAM VALLEY  
TOWN BOARD MEETING

August 20<sup>th</sup>, 2025

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IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the corporate seal of the Town of Putnam Valley this 20<sup>th</sup> day of August, 2025.

**TOWN OF PUTNAM VALLEY**

[SEAL]

By: \_\_\_\_\_

Michelle Stephens, Town Clerk

**PUBLIC NOTICE**

**TOWN OF PUTNAM VALLEY**

**NOTICE IS GIVEN**, that the Town Board (the "Town Board") of the Town of Putnam Valley, Putnam County, New York (the "Town"), at a regular meeting held on August 20, 2025, duly adopted, subject to a permissive referendum, a resolution, an abstract of which is as follows below.

In accordance with Article 7 of the New York State Town Law, such bond resolution will take effect thirty (30) days after the date of its adoption, unless prior to the close of such thirty-day period there is filed with the Town Clerk a petition, subscribed and acknowledged by that number of electors of the Town qualified to vote upon a proposition to raise or expend money equal to at least five percent (5%) of the total vote cast for governor in the Town in the last general election for state officers, but which number of electors shall not be less than 100, protesting against such resolution and requesting that it be submitted for approval or disapproval by the qualified electors of the Town. If such a qualifying petition is filed, a proposition for approval of the resolution shall be submitted at a general or special Town election in accordance with Article 7 of Town Law.

Such Resolution was 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  
\$1,800,000 IN SERIAL BONDS OF THE TOWN TO FINANCE THE RECONSTRUCTION OF  
AND IMPROVEMENTS TO ROADS IN AND FOR THE TOWN**

an abstract of such bond resolution, concisely stating the purpose and effect thereof, being as follows:

1. The resolution authorized the Town to undertake the reconstruction of and improvements to roads in and for the Town, including any applicable equipment, machinery, land, and right-in-land necessary therefor and any preliminary and incidental costs and expenses related thereto. It was determined that the maximum estimated cost of the aforementioned class of object or purpose is \$1,800,000, said amount is hereby appropriated therefor and the plan for the financing thereof shall consist of (i) the issuance of the \$1,800,000 in serial bonds of the Town authorized to be issued pursuant to this resolution or bond anticipation notes issued in anticipation of such bonds and (ii) unless paid from other sources, the levy and collection of taxes on all taxable real property of the Town to pay the principal of such bonds or notes and the interest thereon as the same become due and payable.

2. Serial bonds of the Town (including, without limitation, statutory installment bonds) in the principal amount of \$1,800,000 are authorized to be issued pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance said appropriation.

3. It was determined that the period of probable usefulness of the aforementioned class of object or purpose is fifteen (15) years, pursuant to subdivision 20(c). of paragraph a. of Section 11.00 of the Law.

4. The final maturity of the bonds herein authorized to be issued shall be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued pursuant to the resolution.

5. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is authorized pursuant to Section 165.10 of the Law, for the capital purposes described in the resolution. The Town shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by Section 1 of the resolution. The resolution shall constitute a declaration of "official intent" to reimburse the expenditures authorized by the resolution with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

6. Each of the serial bonds authorized by the resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town subject to applicable statutory limits, if any. The faith and credit of the Town are irrevocably pledged to the punctual payment of the principal and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

7. The Town Board delegated to the Town Supervisor of the Town the powers and duties of the Town Board relative to authorizing the issuance of said bonds, and any bond anticipation notes, including renewals thereof, issued in anticipation of said bonds and prescribing the terms, form, and content thereof.

8. The Town Supervisor was further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by the resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by the resolution and any notes issued in anticipation thereof, if applicable, as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

9. The Town Supervisor was further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchasers of the bonds or notes authorized by the resolution in compliance with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

10. The Town Board determined that the actions authorized by the resolution and the adoption thereof collectively constitute a "Type II" action within the meaning of the State Environmental Quality Review Act and the regulations of the New York State Department of Environmental Conservation thereunder (collectively, "SEQRA") and that no further action under SEQRA need be taken by the Town Board as a condition precedent to the adoption of the resolution.

11. The bond resolution was determined to be subject to permissive referendum.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK.

Dated: August 20, 2025

**AFFIDAVIT REGARDING POSTING NOTICE**

STATE OF NEW YORK )

COUNTY OF PUTNAM ) ss:

I, Michelle Stephens, being duly sworn, deposes and says:

I am over the age of 18 years; and, on August \_\_\_\_, 2025, I posted a true and correct copy of the attached Public Notice of the Town of Putnam Valley, Putnam County, New York (the "Town") on the Town's official bulletin board located within the Town Hall and on the Town's website.

**TOWN OF PUTNAM VALLEY**

By: \_\_\_\_\_

Michelle Stephens, Town Clerk

Sworn before me this \_\_\_\_ day of August 2025

\_\_\_\_\_

Notary Public, State of New York

**CERTIFICATE OF NO PROTEST**

I, Michelle Stephens, in my capacity as Town Clerk of the Town of Putnam Valley, Putnam County, New York (the "Town"), DO HEREBY CERTIFY, as follows:

1. The Town Board of the Town at a meeting thereof duly called and held on August 20, 2025, adopted a Bond Resolution, a true, correct and certified copy which is attached hereto.

2. No petition or petitions protesting said resolution have been submitted or filed with the Town Clerk of the Town and the 30-day period has elapsed for submission and filing of a valid petition.

IN WITNESS WHEREOF, I have signed and affixed the corporate seal of the Town this \_\_\_\_ day of September, 2025.

**TOWN OF PUTNAM VALLEY**

[SEAL]

By: \_\_\_\_\_

Michelle Stephens, Town Clerk

**ESTOPPEL NOTICE**

The resolution, a summary of which is published herewith, has been adopted on March 24, 2021 by the Town Board of the Town of Putnam Valley, Putnam County, New York, and the period of time has elapsed for the submission and filing of a petition for a permissive referendum and a valid petition has not been submitted and filed. The validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Town of Putnam Valley is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution.

Michelle Stephens, Town Clerk

Town of Putnam Valley

SUMMARY OF BOND RESOLUTION

Set forth below is a summary of said resolution adopted by the Town Board of the Town of Putnam Valley on August 20, 2025.

1. The resolution is 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 \$1,800,000 IN SERIAL BONDS OF THE TOWN TO FINANCE THE RECONSTRUCTION OF AND IMPROVEMENTS TO ROADS IN AND FOR THE TOWN".

2. Object or Purpose: the reconstruction of and improvements to roads in and for the Town, including any applicable equipment, machinery, land, and right-in-land necessary therefor and any preliminary and incidental costs and expenses thereof.

3. Period of Probable Usefulness: 15 years.

4. Amount of Debt Obligations Authorized: \$1,800,000.

A complete copy of the bond resolution summarized above shall be available for public inspection during normal business hours at the office of the Town Clerk, Town of Putnam Valley, Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York 10579.

**BUDGET TRANSFERS AND AMENDMENTS**

Presented by Councilman Russo

**RESOLUTION #R25-239**

**RESOLVED**, that the Town Board approve the attached Budget Transfer and Amendments From July 1st, 2025-July 31st, 2025

Date Prepared: 08/04/2025 02:14 PM

**TOWN OF PUTNAM VALLEY**

GLR4110 1.0

**Budget Adjustment Form**

Page 1 of 1

Year	2025	Personnel	Trans Type	B1 - Transfer	Status	Posted
Type No	119739	Trans Desc	08/04/2025	User Ref	MANGELIJO	
Requested		Approved		Created by	MANGELIJO	08/04/2025
Description	BUDGET TRANSFERS THROUGH 08/05/2025			Account # Order	Yes	
				Print Parent Account	No	

Account No	Account Description	Amount
A 1410.424	TOWN CLERK CONTRACTUAL	500.00
A 1920.400	MUNICIPAL ASSOCIATION DUES	500.00
A 3010.421	HIGHWAY SUPT PERSONAL EXPENSE	-50.00
A 5010.424	HIGHWAY SUPT CONTRACTUAL	50.00
A 9090.600	UNEMPLOYMENT INSURANCE	4,831.27
A 9090.900	HOSPITAL & MEDICAL INSURANCE	-4,831.97
SM031.1610.130	CLERICAL COMPENSATION	0.01
SM031.1630.400	ADMIN & CLERICAL EXPENSE	19.12
SM031.7110.120	RECREATION LIFE GUARDS	-19.13
SM034.1610.130	CLERICAL COMPENSATION	0.01
SM034.1630.400	ADMIN & CLERICAL EXPENSE	39.05
SM034.7110.120	RECREATION LIFE GUARDS	-39.06
SM091.1630.400	ADMIN & CLERICAL EXPENSE	19.21
SM091.7110.120	RECREATION LIFE GUARDS	-19.21
SM036.7180.470	BEACH TAGS & PAVING STICKERS	495.40
SM036.7180.471	BEACH MAINTENANCE AND REPAIRS	-365.40
SM038.1630.400	ADMIN & CLERICAL EXPENSE	80.17
SM038.7110.120	RECREATION LIFE GUARDS	-80.17
SM052.1580.420	PAYMENT OF MTA PAYROLL TAX	0.54
SM052.7110.120	RECREATION LIFE GUARDS	136.25
SM052.7180.471	BEACH MAINTENANCE AND REPAIRS	-126.29
SM12.1580.420	PAYMENT OF MTA PAYROLL TAX	0.75
SM12.7180.471	BEACH MAINTENANCE AND REPAIRS	-25.03
SM12.9020.800	SOCIAL SECURITY	21.82
SM12.9035.800	MEDICARE	2.48
SM051.1630.400	ADMIN & CLERICAL	85.10
SM051.1630.472	POWER AND LIGHT	408.70
SM051.8300.472	MAINT & REPAIR	-591.70
<b>Total Amount</b>		<b>5,395</b>

Date Prepared: 08/04/2025 02:14 PM

**TOWN OF PUTNAM VALLEY**  
**Budget Adjustment Form**

GLR4150 1.0  
Page 1 of 1

Year: 2025 Period: 8 Trans Type: B2 - Amend Status: Posted  
 Trans No: 119739 Trans Date: 08/04/2025 User Ref: MANGELICO  
 Requested: Approved: Created by: MANGELICO 08/04/2025  
 Description: BUDGET AMENDMENTS THROUGH 08/05/2025 Account # Order: Yes  
 Print Parent Account: No

Account No.	Account Description	Amount
A.1010.416	TOWN BOARD.DEVELOPMENT PROJECTS	16,450.00
A.1660.410	CENTRAL SERVICE.PRINTING & ADV	3,000.00
A.3310.200	SIGNS.TRAFFIC SIGNS	2,000.00
A.3620.210	INSPECTORS.SCANNING SOFTWARE & UPDATES	45,547.70
A.3620.424	INSPECTORS CONTRACTUAL	2,664.36
A.5132.200	GARAGE.EQUIPMENT	8,485.00
A.6326.400	ECONOMIC OPPORTUNITY PROGRAMS.CONTRACTUAL	1,921.22
A.7020.410	LIFEGUARD TRAINING.EXPENSES	1,759.57
A.7550.400	TOWN DAY.EXPENSES	1,250.00
DA.5130.200	MACHINERY.EQUIPMENT	23,395.36
SM01.1640.200	GARAGE.TRUCKS AND EQUIPMENT	3,154.00
SM01.1980.400	DAM.ENGINEERING AND REPAIR	1,600.00
SM01.7180.200	BEACHES AND LAKE.EQUIPMENT	5,283.32
SM01.7180.410	BEACHES AND LAKE.TAGS & STICKERS	200.50
SM01.9045.800	UNION WELFARE BENEFITS	125.00
SM07.7180.471	BEACH.MAINTENANCE AND REPAIRS	4,400.00
SM11.7180.400	NYS PERMITS	250.00
SM11.9730.600	BOND ANTICIPATION NOTES.PRINCIPAL	5,000.00
SS02.8120.400	MAINTENANCE AND REPAIRS	1,501.07
SS02.9030.800	SOCIAL SECURITY	100.00
<b>Total Amount:</b>		<b>128,087.10</b>

Seconded by Councilwoman Tompkins, unanimously carried

**AMEND RESOLUTION #R25-226**

Presented by Councilman Luongo

**RESOLUTION #R25-240**

**RESOLVED**, that the Town Board amend Resolution #R25-226 to reflect that the funds disbursed in payment of the mail meter equipment under the Pitney Bowes Lease Agreement, totaling \$22,215 over a five-year period, will be budgeted through the Town Clerk's Office.

Seconded by Councilwoman Tompkins, unanimously carried

**APPROVE DISCONNECTION & REMOVAL OF BOILER AT MUSEUM**

Presented by Councilwoman Tompkins

**RESOLUTION #R25-241**

**RESOLVED**, that the Putnam Valley Town Board authorize the Town Supervisor to sign the August 5, 2025 Proposal with Fowler Fuel in the amount of \$800.00 for disconnection, removal and disposal of the old boiler in the Town Museum.

Seconded by, Councilman Luongo, unanimously carried

**Fowler Fuel**  
P.O. Box 426  
Putnam Valley, NY 10579  
(845) 528-2271

**PROPOSAL**

Aug 5, 2025

Account Number	Proposal Number
2636	100640-1-1

<b>Bill To:</b> Putnam Valley Historical Society 301 Peekskill Hollow Rd Putnam Valley, NY 10579	<b>Work At:</b> Putnam Valley Historical Society 301 Peekskill Hollow Rd Putnam Valley, NY 10579  Phone 845-528-1024
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We hereby submit specifications and estimates for:

**DRAIN ANTI FREEZE , DISCONNECT SYSTEM SUPPLY AND RETURN , ELECTRIC , OIL LINE , REMOVAL AND DISPOSAL OF EXISTING BOILER .**

Quantity	Description	Unit Price	Amount
1.0	Disconnect , Removal , Disposal	\$800.00	\$800.00
		<b>Sub Total:</b>	\$800.00
		<b>Tax Total:</b>	\$0.00
		<b>Total:</b>	\$800.00

Subcontractor

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of \$800.00

Payment to be made as follows:

*All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.*

Authorized Signature

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted by 9/4/2025.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**AUTHORIZE SURPLUS EQUIPMENT**

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Presented by Councilwoman Tompkins

**RESOLUTION #R25-242**

**RESOLVED**, that the Putnam Valley Town Board surplus the following equipment as refuse. There is no monetary value to these items.

One (1) Anatel Model 6867i Telephone

Five (5) Del Vostro 15 Laptops, which are no longer able to accept security updates.

One (1) 2010 and one (1) 2011 check scanning machines.

Seconded by Councilman Luongo, unanimously carried

**APPROVE MS4 EQUIPMENT PURCHASE**

Presented by Councilwoman Howard

**RESOLUTION #R25-243**

**RESOLVED**, that the Putnam Valley Town Board approve the purchase of an ASUS ROG Strix G16 Gaming Notebook from CDW Government. This notebook will utilize GSI mapping subscription for MS4 reporting Town-wide. Cost is \$2,337.65.

Seconded by Councilman Russo, unanimously carried

Supervisor Annabi seconded for Discussion (MS4 & GSI Mapping):

- One of the unfunded mandates is the MS4 (Municipal Separate Storm Sewer System) program.
- MS4 requires reporting on every catch basin in town — essentially every body of water, drainage structure, or basin needs to be documented.
- The GIS mapping notebook will support this process.
  - It will allow the Highway Department and the Wetland Inspector to update entries.
  - Each catch basin will be counted, numbered, cleaned, and inspected for repairs.
- This funding request is specifically for the GIS mapping notebook.
- After this, the program itself will also need to be formally approved. The selected option is \$1,000 less per year than a comparable STATE bid for the same program.



**APPROVE ANNUAL SUBSCRIPTION FOR MS4 EQUIPMENT**

Presented by Councilwoman Howard

**RESOLUTION #R25-244**

**RESOLVED**, that the Putnam Valley Town Board authorize the Town Supervisor to sign quote# Q-555447 for a yearly mapping program subscription with ESRI (Environmental Systems Research Institute Inc.). This program is utilized for our MS4 reporting Town-wide. Cost for this subscription is \$2,978.17/yr.

Seconded by Councilman Russo, unanimously carried



Environmental Systems Research Institute, Inc.  
380 New York St  
Redlands, CA 92373-8100  
Phone: (909) 793-2853  
DUNS Number: 06-313-4175 CAGE Code: 0AM53

**Quotation # Q-555447**

Date: August 14, 2025

Customer # 369733 Contract # 305303

Town of Putnam Valley  
Highway Dept  
265 Oscawana Lake Rd  
Putnam Valley, NY 10579-2004

ATTENTION: Margaret DiRubba  
PHONE: 845-526-9114  
EMAIL: mdirubba@putnamvalley.gov

To expedite your order, please attach a copy of this quotation to your purchase order.  
Quote is valid from: 8/14/2025 To: 11/12/2025

If you have made ANY alterations to the line items included in this quote and have chosen to sign the quote to indicate your acceptance, you must fax Esri the signed quote in its entirety in order for the quote to be accepted. You will be contacted by your Customer Service Representative if additional information is required to complete your request.

If your organization is a US Federal, state, or local government agency; an educational facility; or a company that will not pay an invoice without having issued a formal purchase order, a signed quotation will not be accepted unless it is accompanied by your purchase order.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, EPA) on your ordering document.

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Please check one of the following:

I agree to pay any applicable sales tax.

I am tax exempt, please contact me if exempt information is not currently on file with Esri.

Signature of Authorized Representative \_\_\_\_\_ Date \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Title \_\_\_\_\_

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Esri may charge a fee to cover expenses related to any customer requirements such as proprietary software management, procurement, or license programs.

**For questions contact:**

Shanice Pressley

Email:

spressley@esri.com

Phone:

(909) 389-8351

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://s3.amazonaws.com/esri.com/contract/imagis/sites/medialegal/product-specific/contracts/usage-001.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/NAES> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/federal/terms/state-supplemental> apply regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

PRESSLEYS

This offer is limited to the terms and conditions incorporated and attached herein.



**APPROVE PERSONNEL CHANGES**

Presented by Councilman Russo

**RESOLUTION #R25-245**

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

1. Erin Fenster, Sr. Recreation Assistant for Day Camp, @ \$15.70 hr.
2. Cooper Mikulak, Recreation Assistant for PVCC @ \$12.50 hr.
3. Summer Scrocca, Recreation Assistant for PVCC @ \$12.50 hr.
4. Ava Patrillo, Recreation Assistant for PVCC @ \$12.50 hr.
5. Carolina Nogueira, Childcare Assistant 1 for PVCC @ \$12.50 hr.
6. Graham Brown, Childcare Assistant 1 for PVCC @ \$12.50 hr.
7. Zoe Tosado, Childcare Assistant 1 for PVCC @ \$12.50 hr.
8. Jakob Platt, Childcare Assistant 1 for PVCC @ \$12.50 hr.
9. Asher Francis. Childcare Assistant 1 for PVCC @ \$12.50 hr.

Seconded by Councilwoman Tompkins, unanimously carried

**APPROVE AUGUST REFUNDS**

Presented by Councilman Russo

**RESOLUTION #R25-246**

**RESOLVED**, that the Town Board approve August refunds.

Juan Rodas 192 Tanglewylde Road Lake Peekskill, NY 10537	\$500.00 LPCC Deposit refund
Betty Escobedo 42 Flordan Road Putnam Valley, NY 10579	\$500.00 LPCC Deposit refund
Macarena Ona Sandoval 26 James Drive Apt. B Putnam Valley, NY 10579	\$500.00 LPCC Deposit refund
Nelly Sanchez 17 Laurel Road Lake Peekskill, NY 10537	\$500.00 LPCC Deposit refund

Nelly Bermeo 52 Morrissey Drive Lake Peekskill, NY 10537	\$500.00 LPCC Deposit refund
Heather Cassar 30 Spruce Street Lake Peekskill, NY 10537	\$500.00 Programs Pool party deposit refund
Nora Ohlmann 24 Carolyn Drive Cortlandt Manor, NY 10567	\$560.00 Day Camp refund with doctor's note
Kathleen Downes 32 Lent Street Cortlandt Manor, NY 10567	\$500.00 Day Camp refund with doctor's note
Melissa Frederick 10 Red Mill Road Cortlandt Manor, NY 10567	\$30.00 Day Camp Overpayment
Tania Morocho 701 Highland Avenue Peekskill, NY 10566	\$50.00 LPCC Overpayment
Navpreet Tung 38 Sassinoro Drive Putnam Valley, NY 10579	\$25.00 Programs Cornhole tournament canceled
Juan A. Miranda 6 Autumn Leaf Court Apt. 1 Highland Falls, NY 10928	\$25.00 Programs Cornhole tournament canceled
Teresa Ricci 501 Union Valley Road Mahopac, NY 10541	\$25.00 Programs Cornhole tournament canceled
Brian Maldonado 24 Morrissey Drive Lake Peekskill, NY 10537	\$500.00 LPCC Deposit refund

TOWN OF PUTNAM VALLEY  
TOWN BOARD MEETING

August 20<sup>th</sup>, 2025

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Stephanie Abreu  
306 Lake Drive  
Lake Peekskill, NY 10537

\$500.00  
LPCC  
Deposit refund

Ed Fleming  
74 Concord Drive  
Mahopac, NY 10541

\$500.00  
Programs  
Pool party deposit refund

Christina Kearns  
5 Sunrise Drive  
Putnam Valley, NY 10579

\$2,124.00  
PVCC  
Childcare refund does not need care  
For 2025-2026 school year

Paul Cillo  
30 Cherry Place  
Lake Peekskill, NY 10537

\$25.00  
Programs  
Cornhole tournament canceled

Sandra Vogt  
50 Orchard Road  
Putnam Valley, NY 10579

\$50.00  
Programs  
Cornhole tournament canceled

Nelly Bermeo  
52 Morrisey Drive  
Lake Peekskill, NY 10537

\$650.00  
LPCC  
Deposit and fee refund for canceled date

Seconded by Councilwoman Howard, unanimously carried

**Councilman Luongo** announced that he had to leave the meeting early due to a scheduling conflict. He offered his apologies before excusing himself from the session

**PUBLIC COMMENT**

The following residents expressed their concerns regarding the legality and fairness of placing the fee on the tax roll of Wildwood Knolls Facility

Richard Hartman of Twilight Lane

Kurtis Cregan of Rock Hill Rd

Mike Doebbler of Rock Hill Rd

Valerie Loscalzo of Twilight Lane

Meighan Hackett of Oscawana Lake Rd

Christopher Oehl of Rock Hill Rd

Hugo Cantamessa of Hampton Rd

Lenore Fontanez of Easter Rd

Lorraine Hartman of Twilight Rd

Evan Kneuer of High St

• **User Fees & Facility Rights**

- Debate over **user fees** for residents outside of the Wildwood Improvement District but with deeded or legacy rights to access facilities.
- Confusion regarding fee levels (\$500, \$392, \$325) and whether they are equitable.
- Concern expressed that outside user are being asked to subsidize district residents without equal rights or representation.
- Proposal from one resident: allow 1–2 non-voting outside members to attend association meetings to reduce “us vs. them” perceptions.

• **Legal / Deed Rights**

- Some residents questioned whether they should have to “prove” deeded rights already established historically.
- Town clarified:
  - Improvement districts are legally defined geographical areas with specific services (garbage pickup, water, lighting, etc.).
  - Rights and obligations depend on deed language and district membership.
  - Associations are voluntary and not under Town jurisdiction; Town Board controls district budgets.

• **Budget & Cost Breakdown**

- 2026 budget total: **\$62,730**.
- Solid waste disposal: **\$37,385** (largest cost increase in recent years, ~52%).
- Remaining district costs: **\$25,345**.
- Suggestion to divide costs equitably among all households (approx. \$258 per household).
- Debate over whether outside facility users are paying their fair share given they do not benefit from garbage services.

• **Parking Concerns**

- Complaint about Town highway/public works truck taking up resident parking near facility.
- Highway Department confirmed it would be addressed.

• **Community Concerns**

- Several residents expressed frustration about feeling excluded or unfairly treated.
- Emphasis on preserving community unity and avoiding divisiveness.
- Acknowledgment that fee increases may disproportionately impact seniors or residents on fixed incomes.

• **Next Steps / Public Hearing**

- Public hearing scheduled for **September 10th at 5:00 PM.**
- Purpose: to hear comments from district residents and outside facility users regarding fees, rights, and equitable cost sharing.
- Board encouraged residents to submit written comments in advance; emails may be read into the record upon request.
- No decisions will be made until after the public hearing.

Public comments can be seen in their entirety by clicking the following link.

[https://youtu.be/sZ\\_MnmLcJBI?si=EW9jI17Jhtr6fRzX](https://youtu.be/sZ_MnmLcJBI?si=EW9jI17Jhtr6fRzX)

**AUDIT OF THE MONTHLY BILLS**

Presented by Supervisor Annabi

**RESOLUTION #R25-347**

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

<b><u>VOUCHER NUMBERS</u></b>	<b><u>AMOUNTS</u></b>
51752-52073	\$236,363.88
51719-52069	\$66,798.03
51861-52072	\$101,098.97
52082-52087	\$22,832.99

Seconded by Councilwoman Tompkins, unanimously carried.

Supervisor Annabi made a motion to adjourn the meeting at 7:42 pm

Seconded by Councilwoman Tompkins, unanimously carried.

Next Work Session Meeting & Public Hearing is Wednesday, September 10th, 2025, 5 pm

Respectfully submitted,

*Michelle Stephens*

Michelle Stephens  
Town Clerk  
8/25/2025