



**TOWN OF PUTNAM VALLEY**  
**Town Board Work Session**

**September 10<sup>th</sup>, 2025**

**Town Hall                      5 PM**

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**Meeting called to Order**

**Pledge of Allegiance**

1. **Public Hearing:** Wildwood Knolls Park District User Facility List
2. Re-Appoint Board of Assessment Review Member
3. **Parks & Recreation:** Approve 2025 Children's Center Employee Salaries
4. **Building Department:**
  - a. Daily Fee Report Summary August 1, 2025–August 31, 2025
  - b. Approve Waiver of Electrical Fees for Court Cameras
  - c. Approve the Arc Mid-Hudson Agreement related to Scanning Documents

**Adjournment**

**Next Town Board Meeting: Wednesday, September 17<sup>th</sup>, 2025 6 PM**

**TOWN BOARD WORK SESSION**  
**Wednesday, SEPTEMBER 10th, 2025**  
**5:00 PM**

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

**ALSO PRESENT:** Town Clerk Michelle Stephens  
Town Counsel Sarah Ryan

Supervisor Annabi opened the meeting at 5:05 pm with the Recitation of the Pledge of allegiance.

Supervisor Annabi asked for a moment of silence as we remember those we lost on 9/11

**PUBLIC HEARING: WILDWOOD KNOLLS PARK DISTRICT FACILITY LIST**

Supervisor Annabi made a motion to open the Public Hearing to discuss the Wildwood Knolls Park District Facility User list.

Seconded by Councilman Russo, unanimously carried.

- This Public Hearing is to hear comments from residents regarding the Wildwood Improvement District facility user list.
- To discuss rights of access, responsibilities, and contributions toward maintenance of common facilities, including the lake, beach, and related amenities.
- The Board emphasized that this hearing was **not about adding taxes to property bills**, but rather determining a fair and equitable contribution structure for facility users outside the district.

**Procedures for Public Comment**

- Residents were reminded to approach the podium, state their name and address for the record, and limit remarks to **three minutes** if possible.
- All comments would become part of the permanent record.
- The Board would listen but was not obligated to respond directly during the hearing.

**Public Comments.**

*Facility Users & Residents*

**Sean McCann - Cross Rd**

**Mike Doebbler - Rockhill Rd**

**Robert Alleman - Woodleigh Rd**

**Edie Cassidy - Woodleigh Rd**

**Hugo Cantamessa - Hampton Rd**

**Denise Newman - Twilight Lane**

**Peter Krahe – Rockhill Rd**

**Richard Hartman – Twilight Lane**

**Lorraine Hartman – Twilight Lane**

**Glen Lefurgy -Saw Mill Rd**

**Jayne Ries- 8 Swan Lane**

**Bob Newman – Twilight Lane**

**Diane Miller Chapman – Lakefront Rd**

**Nick Masluk – Rock Hill Rd**

**Louise Sauer – Oscawana Lake Rd**

**Sean McCann -Cross Rd -President of the Association**

- Noted inconsistencies in past contributions by facility users; some paid sporadically depending on personal needs.
- District taxpayers, especially seniors or those without children, have expressed frustration with mandatory annual payments, while facility users sometimes contributed only occasionally.
- Explained the district budget (approx. \$52,000 annually):
  - \$38,000 for garbage collection.
  - \$14,000 remaining for maintenance and improvements (insurance, lifeguards, landscaping, playground, docks, etc.).
- Emphasized that facility users also benefit from these amenities.
- Proposed:
  - Transitioning district funding to a **flat fee per household**, instead of assessments based on property value.
  - Facility users with deeded lake rights should contribute the same flat fee, excluding garbage costs. Facility users should also be allowed to participate in meetings and vote if they are paying the same rate.

**Mike Doebbler- Rock Hill Rd**

- Argued that user fees have already been fair and, in some cases, higher than district contributions.
- Objected to the 45-day requirement to “prove” legal access rights.
- Cited New York law: facility user fees must remain voluntary; converting to mandatory assessments would require dissolving or restructuring the district.
- Warned that recreational access does not justify mandatory fees under state law.

**Robert Alleman-Woodleigh Rd**

- Thanked the Board for transparency.
- Noted the legal ambiguity surrounding easements and rights.
- Stressed unfairness where some enjoy benefits without contributing.
- Recommended a clear process for maintaining the facility user list, discouraging nonpayment, and requiring arrears to be paid before access (keys) is restored.

**Edie Cassidy -Woodleigh Rd**

Expressed agreement with previous speakers that **no additional households should be added** to the Facility User List.

- Clarified that if a property owner with large acreage sells or builds a new house, this does **not automatically grant new facility rights** unless deeded rights already exist.
- Emphasized that deeded rights are specific, provable, and should not be assumed for new construction.

- Noted that the core problem has grown due to **traffic and overuse at the lake** over time, especially given the small size of the community.
- Acknowledged that policing facility use, maintaining the list, and enforcing payments is a **challenging administrative task**.
- Suggested that facility users **must be assessed in some fair manner** (e.g., flat household fee or other formula), and payment should be required for continued access.
- Strongly reiterated that **the Facility User List should remain fixed**, with no new additions.

### Hugo Cantamessa-Hampton Rd

- Asserted that **facility users outside the district have unconditional deeded rights** to the lake and beach area, with **no fee requirement** attached.
- Stated that when he and others purchased property, they knew District residents were subject to taxes, while outside users had rights without obligations.
- Acknowledged that some facility users have voluntarily contributed over the years “out of decency,” but argued there is **no legal obligation to pay fees**.
- Urged the Board to “put the matter to rest” and not impose fees beyond what users choose to give voluntarily.

### Denise Newman-Twilight Lane

I would like to address some important points regarding our use of the facilities:

#### 1. Facility Use Rights

Through research, we confirmed that our property, along with others originally associated with Lakeland Realty, was granted rights to use the facilities. Lakeland Realty owned all property along Hampton and Twilight Lane (formerly Sunset Road), and those rights were passed down through the deeds. In fact, we traced our property back through seven deeds and proved beyond question that we have those rights.

Because of this, I cannot agree with the idea that new homes in these areas should automatically be excluded from facility use. If their property traces back to the original rights, they are entitled as well. For example, a newer home on Twilight Lane years ago was granted facility use because it tied back to the Lakeland Realty ownership.

#### 2. Facility Fees

We have lived here and paid our facility dues for over 40 years. Despite this long history, we were recently asked to prove our rights again, which was surprising given our consistent record of payment.

What concerns us most, however, is the dramatic fee increase. Over the years, our payments went from:

- \$25 to \$65

- \$100 in 2019
- \$200 in 2020
- \$500

This represents nearly a **500% increase** in just a short period of time. While we are more than willing to continue contributing—because we use and value the facilities—we feel this increase is excessive and not in line with reasonable expectations.

#### **Peter Krahe- Rockhill Rd-Resident since 1971**

- Recalled having access to the lake when he moved in, but said animosity between the Association and “people on the hill” began in the late 1970s.
- In the past, facility fees were voluntary and low (e.g., \$25). He did not pay, considering it a “privilege fee” rather than an obligation.
- More recently, he received a request for a \$500 annual fee, which he views as unfair and a continuation of animosity toward facility users.
- Believes facility users should contribute a **fair share** if they enjoy access, but also deserve a say in how facilities are managed.
- Raised concerns about being excluded from meetings and denied access (e.g., boat launch, keys) for nonpayment.
- Noted that facility users sometimes pay **higher costs for services** (e.g., septic pumping) than District residents because they are excluded from negotiated rates.
- Urged the Board to review fee history, questioning steep increases from \$25 to \$500 in recent decades.

#### **Richard Hartman- Twilight Road**

- Moved to the area five years ago; enjoys using the lake, primarily for boating.
- Sell your beach/dock and access rights

#### **Denise Newman-Twilight Lane**

- Up until about 10–15 years ago, it was **legal to sell a dock** without having to sell or separate it from the associated property (like the waterfront lot).
- The **planning board** (with Patterson on it) made changes to local ordinances back then, which restricted or prohibited that practice.
- So, at the time it **was legal**, people did it, but based on the change, it’s **no longer legal** to sell docks in that way today.

### Chris Creagan-Rock Hill Road

Expressed appreciation for efforts toward common ground and thanked Sean McCann.

- Supports paying a fair share for facilities but agrees garbage costs should not apply to facility users.
- Addressed **overcrowding concerns**:
  - Believes the issue is not facility users but **uncontrolled outside access**.
  - Urged the Board not to unfairly blame facility users for crowding at the beach.
- Noted that some households with deeded rights may have been removed from the facility user list in the past for nonpayment, and should be reviewed.
- Stated that while willing to pay, facility users want to be included in **conversations and decisions**, not simply billed without input.
- Warned against pursuing back fees or arrears, suggesting this would create unnecessary conflict and drag down cooperation.

### Lorraine Hartman-Twilight Lane

- People who don't live here, use the lake
- Everyone should pay their fair share
- No free rides.

### Glenn Lefurgy-Saw Mill Rd

- Is a 50 Year tax payer. Pays approximately **\$1,167 annually in District taxes**, of which about \$430 covers garbage; long-term contribution estimated at **\$25,000–\$30,000** toward the district.
- Argued the Town Board cannot “validate or invalidate” deeded rights — that is a matter for the courts.
- Recalled history where District residents nearly faced a \$3 million water system replacement; instead, wells were drilled, lowering costs for everyone.
- Believes **garbage service already overlaps**, and facility users could be included by the contractor without issue.
- Distributed a chart comparing District tax payments with facility user fees, highlighting inequities:
  - District pays based on **assessed property value** (unit price tied to assessment).
  - Facility users pay a **flat fee**.
- Called for a **unit-based equal system** so all pay fairly for shared services (e.g., garbage, beach upkeep).
- Stressed that lake rights increase property values by ~20%, so contributions should reflect that benefit.

WWK WARRANT LIST ASSESSMENTS

| NAME        | Tax map    | Assessment | WWK Tax |
|-------------|------------|------------|---------|
| Fitzmaurice | 62.15-1-78 | 548,700.   | 910.42  |
| Bowle       | 62.1-20    | 711,300    | 1180.21 |
| Newman      | 62.11-2-5  | 425,000.   | 705.17  |
| Cregan      | 62.11-2-6  | 551,300    | 914.73  |
| Krugman     | 62.11-2-44 | 362,000    | 600.64  |
| Jack        | 62.11-66   | 486,000    | 807.71  |
| Hartman     | 62.11-2-7  | 794,100    | 1317.59 |
| Kaplan      | 62.11-1-6  | 457,400    | 758.93  |
| Van Dorn    | 62. ?      |            |         |
| Bujarski    | 62-1-34    | 611,700.   | 1014.95 |
| Richards    | 62.11-2-9  | 859,100    | 1425.44 |

Minus Garbage bill if not added to AAA carting 438./year Steet price 480/year  
Using 1.659228/1000. Garbage AAA same both ways.

Presented by Resident  
Glen Lefurgy

9-10-2025

Public Hearing

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### Jayne Levy Ries-Swan Lane

- Served on the board for ~30 years in multiple roles.
- Noted that this issue has created **animosity between neighbors for decades**.
- Questioned why payments are **mandatory for District residents but voluntary for the ‘Hill people’**, despite shared use of the same facilities.
- Urged the Town to find a **fair, equitable solution** so all neighbors can move forward harmoniously.

### Hugo Cantamessa-Hampton Rd

- Recounted history of the district: dirt roads, private wells, and eventual infrastructure improvements.
- Argued facility users purchased properties **knowing they had deeded lake rights without fees**.
- Emphasized that facility user payments should remain **voluntary, not mandatory**.
- Stated resentment exists because District residents historically viewed “hill people” as second-class.
- Concluded: “We pay only out of the goodness of our hearts. You cannot just assess us. Period.”

### Robert Alleman-Woodleigh Rd

- District taxpayers argued that **tax liens prevent them from selling homes unless they are current on taxes and fees, whereas** facility users can sell despite not paying facility fees.
- Example given: back taxes prevent a sale for District homes, but facility user arrears do not.

### Bob Newman

- Got arrested years ago. Legally he could be on the beach but not morally.

### Supervisor Annabi

First, I would like to acknowledge that everyone here shares a history. Many of us have known each other for years. Our children grew up together, attended the same schools, and even visited each other’s homes. This issue, therefore, is not just about property rights—it is about community.

I recognize the concerns that have been raised, whether they relate to deeded rights or to limitations on additions. The responsibility of this board is to determine whether those with legal rights, and who wish to contribute, should

assist in offsetting the expenses associated with maintaining the common areas. That is the decision before us today.

In order to move forward productively, the animosity must end, and the personal attacks must cease. We will close the public hearing and proceed with deliberation. I respectfully ask that everyone conduct themselves with civility. We are listening to each of you, and the board will render a decision accordingly.

The question at hand is whether those with deeded rights will share fairly in these costs, and, if so, how that arrangement will be structured. It is clear that many residents wish to participate, and our task is to determine the fairest way to accomplish that.

I ask that we maintain order and respect throughout this process. Please refrain from speaking over one another. Each voice will be heard, and each perspective considered, but only if we proceed in a respectful and orderly manner. Thank you."

### Mike Doebbler

Proposes the Board take the following actions:

1. **Retain independent counsel.** Engage outside legal counsel with expertise in municipal and property law to advise the Board and to provide an impartial legal analysis of deeded rights, assessments, and procedural issues.
2. **Commission a formal title/deed review.** Hire a neutral third-party title examiner or title company to identify, by parcel, every property that holds deeded rights of access or other interests affecting the common area — including properties both inside and outside the district boundary that may legally hold rights.
3. **Suspend final action.** Defer any final decision, vote, or assessment related to this matter until the independent counsel and the title examiner have completed their reviews and reported back to the Board.
4. **Require transparent calculations and documentation.** Publish the exact methodology, line-item calculations, and supporting documents used to derive any proposed per-property assessments, and distribute those materials to affected property owners in advance of any further hearing or vote.
5. **Consider neutral reconciliation if needed.** If material discrepancies remain after the independent reviews, engage a neutral auditor or mediator to reconcile the financial figures and recommend a fair basis for apportionment.

If the Board wishes, I can offer proposed motion language for the record. My goal is a fair, fact-based resolution that preserves community relationships and protects the Board from legal challenge. Thank you.

### **Diane Miller Chapman - Lakefront Rd**

- Asked why garbage could not be included in facility user fees, to align more closely with District residents' obligations.
- Board responded: including garbage would require a **full redistricting**, a complex legal process requiring state approval, and is not feasible in the current context.

### **Peter Krahe**

I support the neighbor's point: we cannot fairly allocate lake expenses until we know *every* property with deeded rights. Locate and verify the historic user list, commission a title/deed review to identify all entitled parcels, publish the budget and exact per-property calculations, and suspend any final vote until that verification and, if needed, legal review are complete. Only then can we adopt a fair and defensible assessment.

### **Nick Masluk-Rock Hill RD**

Asked for clarification on how the district budget is set and funded:

- District controls expenses like power, lifeguards, sand, etc.
- Residents outside the district do not pay mandatory taxes but can voluntarily contribute via facility fees.
- Facility fees are voluntary, distinct from mandatory district taxes.
- Enforcement is difficult for users outside the district; fees should reflect usage.

### **Sean McCann**

Good evening. My name is Sean McCann, and I'm the newly elected president of the Wildwood Knolls.

I want to start by saying I don't see anyone here as "outsiders" or "people up on the hill." We're one community, and many of us would welcome all deeded-rights owners to join our meetings and have the same voting rights as everyone else.

At the end of the day, this comes down to fairness. If we all share the same rights, then we should all share in the responsibility of maintaining the facilities. I also understand that not everyone receives the same services — for example, some don't get garbage collection — and that should be taken into account.

I'm not here to argue legal technicalities. I'm here to say, as neighbors, let's agree on something fair. Whether the fee is \$500 or a lower number, there should be some contribution from everyone who benefits.

I see many of you enjoying the lake and the beach, and I think that's great. But with those benefits comes responsibility, and I believe most of us want to contribute our fair share.

Thank you for your time, and I do have documentation from the prior president that I'll provide for the record.

Supervisor Annabi, Members of the Board, regarding the Facilities Warrant List, I am advocating for the following:

Current payors of the Wildwood Knolls Improvement District Taxes, and members of the Facilities Warrant List, having provided proof of lake rights and approved by the town attorney, should be levied a tax of the total district expenses not including Solid Waste Disposal based on unit allocation, each payor subject to an equal amount.

As an example using the 2026 Preliminary Budget figures, total expense of \$62,730.00, less Solid Waste Disposal of \$37,480.00, yields \$25,250.00. Using 78 payors of Wildwood Knolls Improvement District Taxes, and currently 20 members of the Facilities Warrant List, is a total of 98.

\$25,250.00 divided by 98 is \$257.65. This is not a flat fee moving forward, but an example, as non-Solid Waste Disposal expenses are expected to increase with time.

Payors of the Wildwood Knolls Improvement District would have Solid Waste Disposal as an additional tax. Members of the Facilities Warrant List would continue to outsource their own Solid Waste Disposal.

Members of the Facilities Warrant List with deeded rights have the benefit of the full use of the facilities (beach, boat ramp, parking lot), and the benefit of siting these rights when selling their homes, and therefore should participate in covering the expenses in maintaining these facilities.

Going forward all tax payors, either of the Wildwood Knolls Improvement District Tax, or the new "Facilities Warrant List Tax", would be afforded voting rights as set forth in the bylaws of Wildwood Knolls.

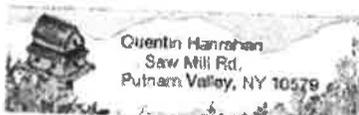
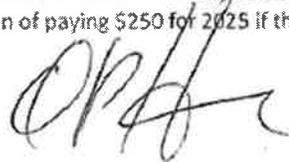
I also advocate for the following:

For anyone that paid the \$500.00 fee for 2025, and in so paying has implicitly agreed to a tax levy going forward and remains committed to such, they should be refunded \$250.00 (one-time only), which is a figure I consider more than fair based on the calculations just provided. Anyone wishing to be added to the tax levy has the option of paying \$250 for 2025 if they have not already done so.

Patrick Hanrahan

Sawmill Road

Putnam Valley, NY 10579



### **Glenn Lefurgy**

My name is Glenn, and I've lived here since 1986. I currently pay about \$800 a year in improvement district taxes, not including garbage. I hear a lot of complaints tonight about a \$500 fee, but I want to point out that I've been paying more than that every year, consistently, since the 1980s.

I was here in 1986 when the facilities users list was first created. It came about because the water system was removed, and at that time there was no longer a need for anyone to be on that list. As I recall, the town clerk kept the record, and three people who were on the list at the time were carried over to the new warrant list. From there, more were added.

Now, I'd like to be the first person to formally request that my improvement district taxes for Wildwood be removed from my tax bill and that I receive credit for the money I've already paid. I say this because I no longer use the facilities. I haven't swum in the lake in ten years. I haven't used the boat ramp in the last two. My deed gives me the right to cross the property to access the dock, and that's all I do.

Meanwhile, I've seen how heavily the facilities are being used. Over the last four or five years, we've issued 280 keys to the locks — even though we only have 78 homes, plus maybe another 20 deeded-rights users. Clearly, there are far more people using the facilities than the number of households paying into them.

So again, I respectfully request that my Wildwood Improvement District taxes be removed, and that I receive credit back for the payments I've made toward facilities I no longer use. Thank you.

### **Louise Sauer-Sawmill Rd**

My mailbox is on Oscawana Lake Rd, but my driveway is on Saw Mill, which creates some confusion about whether I am "inside" the district.

Glenn Lefurgy explained this

- The line dividing the district runs down the center of the road. On my side, properties above my house are not in the district, so those owners do not pay improvement district taxes.
- My property, while physically connected to the road, holds deeded rights to the lake and facilities. These rights were legally recognized when the original deeds were created.
- Historical changes have occurred over time. For example, in the second edition of the development, Block C residents petitioned the town to join the district. Two-thirds of those residents signed off, and the town approved the addition.

I also want to acknowledge the risks and complications that can arise with property sales and lake rights. In my own experience, a previous owner sold the same piece of property to two different buyers, which cost me \$10,000 in legal fees. The court required a quick claim deed to resolve the issue.

My point is that the history of deeds and district boundaries is complex, and errors or miscommunications can have serious financial consequences. It is important to ensure that all rights are verified, properly recorded, and fairly applied to avoid disputes.

### Supervisor Annabi

I'd like to piggyback on some of the points that Glen shared. Our legal counsel has conducted extensive research, with assistance from her firm, to review the history and rights associated with the Park District and facility users.

Here's a summary:

- The Park District's improvements originated with the acquisition and maintenance of three parcels of land within the district. These parcels were part of larger partitions, subject to terms in option agreements, and were officially established in 1954, with deeds recorded in 1955.
- The Oscawana Lake Realty Corporation transferred these parcels to the town while retaining rights to cross said parcels to lay and maintain water system infrastructure. Rights of way and easements were preserved, allowing property owners legal access to the lake.
- The historical conveyances date back to the Wildwood Knolls subdivision, originally owned by F.K. James. After legal disputes and inheritance issues, the parcels and rights were eventually conveyed to the town and several residents along the east shore of the lake, establishing legal entitlement for access.

Based on this research, each member who has presented evidence of legal deeded rights is entitled to use the lake and facilities.

The question before us now is how to ask those users who are **not part of the district** to contribute fairly toward maintenance costs. From what we've seen, those outside the district are willing to pay a fair share, though the exact number is challenging to determine. The Board must carefully review the history, the length of membership, and prior contributions to determine an equitable amount.

At this time:

- The facility users list remains as currently established.
- The Board intends to determine a fair and equitable number for contributions and will communicate that to all affected parties.
- We will continue the public hearing, which remains open until next week, the 17th, when we hope to reach a conclusion that is fair for everyone.

Nothing will change today or tomorrow. Our goal is to ensure that all contributions reflect fairness, legal rights, and historical context, while maintaining transparency throughout the process.

#### Board Discussion / Observations

- The Board emphasized:
  - No new taxes will be added to property bills.
  - The goal is to create a **fair, equitable system** for contributions.
  - All feedback will be considered before the next steps are decided.
  - Recognize the need for continued transparency and inclusion of all users in decision-making.
- Emphasized that the town board ultimately sets the budget; facility fee participation does not confer full district voting rights.
- Confirmed the voluntary nature of facility fees for non-district users and the need to respect legal access rights.
- Acknowledged long-standing tension between groups; aim to foster cooperative solutions.
- Decided that the facility users list will remain as currently established until further review.

#### Next Steps / Recommendations

1. Maintain voluntary facility fee structure for non-district users.
2. Continue research and verification of all legal property rights and deeded access.
3. Encourage non-district users to participate in community meetings for transparency and input.

4. Revisit potential equitable fee structure and possible tax levy for future consideration.
5. Keep the Public Hearing open until September 17<sup>th</sup>, 2025, for additional written comments. Please e-mail all comments or concerns to our Town Clerk, Michelle Stephens, [mstephens@putnamvalley.gov](mailto:mstephens@putnamvalley.gov)

### **Additional Testimonies & Discussion Points**

- Some residents highlighted access rights based on deeds despite being outside the district.
- Historical complexities of property lines, district boundaries, and deeded rights were discussed.
- Enforcement of fees and access control remains challenging.
- Town counsel reviewed historical deeds, park district acquisitions, and right-of-way issues; confirmed users outside the district have legal rights to access the lake.
- Emphasis on fairness: non-district users are willing to pay for maintenance voluntarily.
- Consensus that facility user fees remain voluntary to respect legal rights and current district structure.
- Public input encouraged for future meetings; opportunity to join discussions on budget and maintenance decisions.
  
- Some argued that deeded rights are unconditional and fees are voluntary.
- Several opposed steep increases in facility fees (from \$100 to \$500 in recent years), calling them excessive.
- Concerns raised about overcrowding at the beach, with residents suggesting that much of the crowding comes from non-residents rather than facility users.
- A resident emphasized that those paying fees should also have a voice in decisions.
- Another noted that property values increase with lake rights, which should be factored into fairness discussions.

### **Key Themes / Issues Raised**

1. **Historical Rights and Deeds:** Legal rights to lake access exist for both district and non-district residents.
2. **Voluntary vs. Mandatory Fees:** Facility fees are voluntary for non-district users; district taxes are mandatory.

3. **Fee Equity and Budget Transparency:** Difficulty in allocating fair shares; calculations provided as examples.
4. **Access Enforcement:** Challenges in controlling lake access for non-district residents.
5. **Community Involvement:** Need for non-district users to participate in meetings and decision-making.
6. **Historical Complexity:** Property lines, prior deeds, and historical facility lists make administration complex.

### Shared Concerns

1. **Equity** – balancing contributions between district taxpayers and facility users.
2. **Legal Issues** – state law suggests facility user fees must be voluntary; mandatory changes may require restructuring.
3. **Overcrowding** – beach is heavily used; some blame non-residents, others blame inconsistent enforcement.
4. **Governance** – facility users want a voice if they pay, while taxpayers are wary of expanding authority.
5. **Process & Enforcement** – questions about maintaining the facility user list, key distribution, and dealing with arrears.

### ADDITIONAL LETTERS AND SUPPORTING DOCUMENTS RECEIVED FROM WILDWOOD KNOLLS RESIDENTS

Supervisor Annabi & Town Board Members

9/10/2025

I appreciate the opportunity to discuss three issues on this matter:

**1. Regarding the letter sent to facility users:**

The Town's April 22 letter stated that district residents pay substantially more than facility users and that the user fee will remain well below the district residents' contributions even with the proposed adjustment.

Facility users were given 45 days to prove their legal right to access WWK common areas or be removed and not included thereafter. The Town is forcing us to bear the sole responsibility for the burden of proof.

Not only are the comments regarding contributions inaccurate, but the Town's making them has created an air of bias toward us, causing others to feel we are not paying our fair share. At the last meeting, we clearly showed that facility users have been paying more than their fair share.

The Town must address this self-created problem to ensure an impartial and transparent process by appointing independent legal counsel to advise on this important matter. Otherwise, this hearing should be closed with the unanimous consent of the board as a result of these adverse comments.

**2. Regarding the facility user fee:**

Setting fees based on the number of district residents and the user fee list is also flawed. A simple review has shown that many other residents have legal access to WWK property that is not included on the facility user list. All properties with legal rights must be identified to calculate a fair cost for everyone accurately. This issue is the Town's responsibility and must be addressed before further action.

NY law defines a facility user fee as a payment based on voluntary use for those who use the service. Non-users do not pay, as it is not mandatory. A Town generally cannot switch from a facility user fee to a special assessment for an existing special district.

Once a method of financing is chosen, it is locked in by law. Changing the funding mechanism would require establishing or dissolving and re-establishing a new district.

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A Town contemplating changing a user fee to a mandatory charge must demonstrate a strong justification, such as for public health, safety, or welfare. A recreational access issue such as this does not meet this standard.

NY Town law section 202-a requires that a district's operation and maintenance expenses be funded using the property value assessment method. The Town's method of determining user fees directly contradicts this.

**3. Regarding WWK subdivision and deeded rights:**

New York State defines a civic association as a voluntary entity that lacks legal authority to enforce rules and cannot compel residents to follow them. This means that the association has no more influence than facility users.

A New York Town district cannot restrict legally established deeded access to a lake or other rights. Therefore, if a special assessment is enacted, the result will be that many, if not all, facility users will stop making voluntary contributions but will still have the right to use the common areas and lake. The Town's proposal will have a detrimental impact on the district if implemented, and it was clearly not adequately researched.

Finally, NY law requires that realty subdivisions file a Declaration of Covenants, Conditions, and Restrictions (CC&Rs). Without this declaration, the Town, as owner of district property, faces significant legal challenges attempting to enforce covenants, restrictions, and similar matters. Simply put, the Town must provide the legal documents about the WWK subdivision before considering further action as a matter of law. Anything less is clear grounds for legal recourse.

Based on the above information and precedent set by a previous Town administration around 1978, it is clear that residents, whether in the district or not, enjoy the rights afforded to them as owners in WWK as stated in their deeds.

Thank you for your consideration.

Michael Doebbler, Resident

Rock Hill Road

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**RE-APPOINTMENT OF THE BOARD OF ASSESSMENT REVIEW MEMBER**

Presented by Councilwoman Howard

**RESOLUTION #R25-248**

**RESOLVED,** that the Town Board re-appoint Henry Lopez as a member of the Board of Assessment Review Committee for a five-year term, from October 1, 2025, through September 30, 2030.

Seconded by Councilman Russo, unanimously carried.

**PARKS AND RECREATION: APPROVE 2025 CHILDREN'S CENTER  
EMPLOYEE SALARIES**

Presented by Councilman Russo

**RESOLUTION # R25-249**

**RESOLVED,** that the Town Board approve 2025 Children's Center Employee Salaries

Seconded by Councilwoman Tompkins, unanimously carried.

| NAME             | TITLE              | 2026     |
|------------------|--------------------|----------|
| Vicky McDonald   | Childcare Asst. II | \$27.00  |
| Jonathon Aguilar | Childcare Asst. I  | \$18.00  |
| Alissa Aurigemma | Childcare Asst. I  | \$18.00  |
| Patricia Barone  | Childcare Asst. I  | \$ 20.00 |
| Kim Braun        | Childcare Asst. I  | \$18.00  |
| Ava Broccolo     | Childcare Asst. I  | \$18.00  |
| Liliana Caldwell | Childcare Asst. I  | \$18.00  |
| Katie Calloway   | Childcare Asst. I  | \$18.00  |
| Jackson Cara     | Childcare Asst. I  | \$18.00  |
| Marlet Dath      | Childcare Asst. I  | \$18.00  |

|                   |                   |         |
|-------------------|-------------------|---------|
| Avery Demaio      | Childcare Asst. I | \$18.00 |
| Carol Esponeira   | Childcare Asst. I | \$18.00 |
| Dawn Federico     | Childcare Asst. I | \$18.00 |
| Parker Fisco      | Childcare Asst. I | \$16.00 |
| Janet Fochetti    | Childcare Asst. I | \$18.00 |
| Tammy Holowiak    | Childcare Asst. I | \$18.00 |
| Reece Horan       | Childcare Asst. I | \$16.00 |
| Carter Horan      | Childcare Asst. I | \$16.00 |
| Maria Hoyrt       | Childcare Asst. I | \$18.00 |
| Ava McGinty       | Childcare Asst. I | \$18.00 |
| Elena Melfi       | Childcare Asst. I | \$18.00 |
| Karen Meslener    | Childcare Asst. I | \$19.00 |
| Cathy Montaldo    | Childcare Asst. I | \$18.00 |
| Lourdes Noguera   | Childcare Asst. I | \$18.00 |
| Marcos Olivera    | Childcare Asst. I | \$18.00 |
| Tatiana Rodriquez | Childcare Asst. I | \$18.00 |
| Ariella Rogers    | Childcare Asst. I | \$18.50 |
| Coribeth Serbay   | Childcare Asst. I | \$18.00 |
| Wendy Staffieri   | Childcare Asst. I | \$19.00 |
| Arianna Tenesaca  | Childcare Asst. I | \$18.00 |
| Samantha Vulcano  | Childcare Asst. I | \$18.00 |
| Samantha Wilders  | Childcare Asst. I | \$18.00 |
| Stacey Zwick      | Childcare Asst. I | \$18.00 |

**BUILDING DEPARTMENT: DAILY FEE REPORT SUMMARY AUGUST 1<sup>ST</sup>,  
2025-AUGUST 31<sup>ST</sup>, 2025**

Presented by Councilman Luongo

**RESOLUTION #R25-250**

**RESOLVED**, that the Town Board accept the daily fee report summary from August 1<sup>st</sup>, 2025, to August 31<sup>st</sup>, 2025.

Seconded by Councilwoman Howard, unanimously carried.

**Town of Putnam Valley**

**MS Standard Fee Report Paid Only  
From 08/01/2025 To 08/31/2025**

| Fee Type                | Count | Total       |
|-------------------------|-------|-------------|
| ADDITIONAL ILLUMINATION | 2     | \$4,000.00  |
| ANTENNA                 | 2     | \$14,700.00 |
| AW                      | 8     | \$200.00    |
| DECK                    | 5     | \$954.00    |
| DECK/AV                 | 2     | \$200.00    |
| ELECTRIC APPL/RY/ELEC   | 9     | \$320.00    |
| ELECTRIC APPL/SIMS      | 20    | \$800.00    |
| FENCE/WALL              | 3     | \$225.00    |
| FIRE INSPECTION         | 1     | \$100.00    |
| GAS/PROPANE             | 5     | \$425.00    |
| GENERATOR PERMIT        | 3     | \$75.00     |
| HOAC                    | 11    | \$875.00    |
| ME                      | 2     | \$150.00    |
| OIL TANK                | 4     | \$400.00    |
| OPERATING PERMIT        | 1     | \$150.00    |
| PELLET STOVE            | 1     | \$75.00     |
| PERMIT FEE              | 14    | \$1,093.00  |
| PL                      | 4     | \$365.00    |
| RENEWAL                 | 11    | \$3,725.00  |
| RPCS                    | 1     | \$500.00    |
| RU                      | 4     | \$160.00    |
| SEARCH                  | 95    | \$1,000.00  |
| SI                      | 2     | \$400.00    |
| SIGNAGE/PANELS          | 3     | \$1,910.00  |
| STR AND/OR SIGN         | 2     | \$,000.00   |
| TRAIL                   | 2     | \$150.00    |
| W/ADDM                  | 1     | \$50.00     |
| W/TL                    | 5     | \$,000.00   |
| W/US                    | 2     | \$200.00    |
|                         | 790   | \$42,322.00 |

List of Building Fee Types

|                   |                                      |
|-------------------|--------------------------------------|
| CW                | Commence Work Permits                |
| DEM/R             | Demolition/Residential               |
| FENCE             | Fence/Wall Permits                   |
| GENERATOR PERMIT  | Generator Installation Permits       |
| GEO THERMAL WELL  | Geo Thermal Well Permits             |
| HVAC              | Heating, Vent. Air Condition Permits |
| MG                | Minor Grading Permit                 |
| MI                | Miscellaneous Building Permits       |
| OPERATING PERMIT  | Commercial Operating Permits         |
| PERM              | General Building Permits             |
| PI                | Plumbing Permit                      |
| RE                | Renewal Building Permits             |
| REINSPECTION FEE  | Reinspection Fee                     |
| RHCS              | Rock Hammer Permit                   |
| RU                | Special Use Renewal – Accessory Apt. |
| SEARC             | Municipal Search                     |
| SP                | Penalty – Bldg. w/o Permit           |
| STR APPLICATION   | Short Term Rental Application        |
| TENT              | Tent Permit                          |
| TREE              | Tree Permit                          |
| WOOD STOVE PERMIT | Wood Stove Installation Permit       |
| WT/S              | Wetland Screening Fee                |

APPROVE WAIVER OF ELECTRICAL FEE FOR COURT CAMERAS

Presented by Councilman Luongo

**RESOLUTION #R25-251**

**RESOLVED**, that the Town Board approve the request from the Building Department to waive the \$40 electrical fee for the work being done in Putnam Valley Town Hall for the court's new camera installation.

Seconded by Councilwoman Tompkins, unanimously carried.

Supervisor Annabi noted that the Town received a grant from the New York State Office of Courts to fund the purchase and installation of these cameras (including cameras at both the front and rear of the building). The fee to install them was waived.

Seconded by Councilwoman Tompkins, unanimously carried.

*mailed 8/29*

# New York Electrical INSPECTION SERVICES

150 White Plains Road, Fairytown, NY 10591  
Phone: 914-347-4390, FAX: 914-347-4394

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                                                                                                           |                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| JOB SITE INFO & PERMIT                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             | ELECT. PERMIT NO.<br>2025-053                                                                             |                                                                                                                                   |
| Putnam Valley                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                             | 10579                                                                                                     |                                                                                                                                   |
| STREET AND NO. OR ROAD<br>265 Cicawana Lake RD                                                                                                                                                                                                                                                                                                                                                                                                                      |                             | BUILDING DEPT<br>Putnam Valley                                                                            | COUNTY<br><input type="checkbox"/> Westchester<br><input checked="" type="checkbox"/> Putnam<br><input type="checkbox"/> Overkill |
| CROSS STREET                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SECTION<br>32.16            | BLOCK<br>1                                                                                                | LOT<br>23                                                                                                                         |
| OCCUPANT'S NAME<br>Putnam Valley Justice Court                                                                                                                                                                                                                                                                                                                                                                                                                      |                             | Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>                       |                                                                                                                                   |
| OWNER'S NAME AND ADDRESS<br><input checked="" type="checkbox"/> Check here if same as Occupant<br>Town of Putnam Valley                                                                                                                                                                                                                                                                                                                                             |                             |                                                                                                           |                                                                                                                                   |
| CURRENT SUPPLIED BY: <input type="checkbox"/> Central Hudson <input type="checkbox"/> Orange & Rockland<br><input type="checkbox"/> Con Edison <input checked="" type="checkbox"/> NYSE & G <input type="checkbox"/> Other _____                                                                                                                                                                                                                                    |                             |                                                                                                           |                                                                                                                                   |
| WHERE is the work that is to be inspected? (check all that apply)<br><input checked="" type="checkbox"/> Outside <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Garage <input type="checkbox"/> Other _____<br>Floor: <input type="checkbox"/> 1st floor <input type="checkbox"/> 2nd floor <input type="checkbox"/> 3rd floor <input type="checkbox"/> 4th floor <input type="checkbox"/> Other floor _____ |                             |                                                                                                           |                                                                                                                                   |
| WORK DESCRIPTION/INSPECTION TYPE (check all that apply)<br><input type="checkbox"/> Reinspection <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Generator <input type="checkbox"/> New home <input type="checkbox"/> Septic <input type="checkbox"/> Other _____                                                                                                                                                                           |                             |                                                                                                           |                                                                                                                                   |
| REMARKS: Wiring out (7) indoor cameras + (3) outdoor cameras, wiring is low voltage                                                                                                                                                                                                                                                                                                                                                                                 |                             |                                                                                                           |                                                                                                                                   |
| SIZE OF SERVICE                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CASE NO                     | SERVICE ENTERS BUILDING:<br>Overhead <input type="checkbox"/> Underground <input type="checkbox"/>        |                                                                                                                                   |
| FILL OUT THIS SECTION ONLY IF NEW SERVICE.                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |                                                                                                           |                                                                                                                                   |
| COMPANY NAME:<br>F. Castellano Elec                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             | DATE OF APPLICATION:<br>8/28/25                                                                           | LICENSE # WHEN APPLICABLE:<br>10644                                                                                               |
| STREET ADDRESS:<br>58 Broadway                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             | CITY:<br>Harrison                                                                                         | STATE: NY ZIP CODE: 10528                                                                                                         |
| TELEPHONE:<br>914-777-7399                                                                                                                                                                                                                                                                                                                                                                                                                                          | CELL PHONE:<br>914-490-6782 | ACCOUNT #<br>XXXXXXXXXXXXXXXXXXXXXXXXXXXX<br>XXXXXXXXXXXXXXXXXXXXXXXXXXXX<br>XXXXXXXXXXXXXXXXXXXXXXXXXXXX |                                                                                                                                   |
| SIGNATURE OF APPLICANT: <i>[Signature]</i>                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |                                                                                                           |                                                                                                                                   |

*elec permit #2025-053 Fee waived*

The application is intended to cover the above listed items to be inspected. If at any time of inspection additional items have been installed, the applicant is authorized to make the inspection and adjust the fee for the additional items inspected as provided by the applicant. The applicant declares that they will not open applications for the above with any other inspection company. NYSES, Inc. is not taking, labeling, underwriting or certifying any equipment, materials or devices which are performed by other certified testing agencies or inspectors companies. The applicant owner or authorized agent agrees to all the above terms and conditions as set forth by the application. Application only good one year after filing date.  
AVOID DELAYS BY GIVING FULL AND ACCURATE INFORMATION. ALL SPACES MUST BE FILLED IN OR APPLICATION MAY BE RETURNED.

**APPROVE THE 4 ARC MID-HUDSON AGREEMENT RELATED TO SCANNING DOCUMENTS**

Presented by Councilman Luongo

**RESOLUTION #R25-252**

**RESOLVED**, that the Town Board approve the attached documents from The Arc Mid-Hudson, which need to be executed on behalf of the Town of Putnam Valley for the scanning process.

Seconded by Councilman Russo, unanimously carried.



August 12, 2025

**John McHugh**  
Executive Director

**The Arc Mid-Hudson**  
471 Albany Avenue  
Kingston  
New York, 12401

**Tel: 845.331.4300**  
**Fax: 845.331.4931**

**www.ArcMH.org**  
**info@ArcMH.org**

**Mission**  
*To empower people with intellectual and other developmental disabilities to achieve and experience the highest quality of life.*

Dear Contractor, Agent, Subcontractor or Independent Contractor,

You or your organization is receiving this letter because you are listed as a Contractor, Agent, Subcontractor or Independent Contractor providing services to The Arc Mid-Hudson ("Arc Mid-Hudson"). As an agency receiving government funding, Arc Mid-Hudson is required to inform Contractors and Agents of the False Claims Act.

As a not-for-profit health and human service organization dedicated to improving the everyday lives of people with developmental disabilities, Arc Mid-Hudson is committed to comply with the rules and regulations of federal, state, and local government. The Arc Mid-Hudson seeks to provide a work environment where high standards of ethical and legal behavior are recognized and practiced. As Medicaid providers, we are subject to the federal and state laws that govern this program.

The Arc Mid-Hudson's Corporate Compliance Program was created to assist in detecting fraud, waste, and abuse so that appropriate measures may be taken. The Arc Mid-Hudson's Corporate Compliance Plan includes: 1) Written Compliance Policies, Procedures, Standards of Conduct and a Policy of Non-Intimidation and Non-Retaliation; 2) A Compliance Officer and Compliance Committee; 3) Education and Training; 4) Lines of communication to the Compliance Officer; 5) Disciplinary Standards; 6) Auditing and Monitoring; 7) Responding to Compliance Issues.

The Federal and New York State False Claims Acts authorize use of civil penalties and damages for a person who knowingly presents, or causes to be presented, a false or fraudulent claim; knowingly makes, uses, or causes to be made or used, a false record or statement to get a false or fraudulent claim paid, or conspires to defraud the government in connection with the payment of a false or fraudulent claim. Individuals who participate in the investigation of a possible False Claims Act violation may not be retaliated against. The federal government recently increased the fines and penalties associated with False Claims. In addition, under New York State law, it is a crime to knowingly and willfully provide false information or omit material information when billing for services. Submitting or causing a false claim to be submitted is an unacceptable practice under the New York State Medicaid Program, which can lead to fines and exclusion from the Medicaid program.



**The Arc.**  
**Mid-Hudson**  
New York

**John McHugh**  
Executive Director

**The Arc Mid-Hudson**  
471 Albany Avenue  
Kingston  
New York, 12401

Tel: 845.331.4300  
Fax: 845.331.4931

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**Mission**

*To empower people  
with intellectual and  
other developmental  
disabilities to achieve  
and experience the  
highest quality of life.*

There are both Federal and State laws related to kickbacks and inappropriate referrals that impose criminal and civil penalties for violations.

Included in this mailing is the Arc Mid-Hudson's Compliance Plan 10.01, False Claims Act Policy 10.05 and the Standards of Conduct. Please sign and return the acknowledgment form for Contractors, Agents, Subcontractors, and Independent Contractors. (Exhibit C). A return envelope is included.

You may access Arc Mid-Hudson's Compliance policies on our agency website: <https://www.arcmh.org/policies/>.

If you have specific questions, please call me directly at (845) 331-4300, ext. 41286, or you may reach a member of our Compliance Team via e-mail at: [GRP-Corporate-Compliance-Department@arcmh.org](mailto:GRP-Corporate-Compliance-Department@arcmh.org). If you have an immediate concern, you may also call the Corporate Compliance hotline at (845) 331-2408.

Sincerely,



Tamara Blais  
Corporate Compliance Officer

## **Announcements and Reminders**

### **1. 9/11 Remembrance**

- There will be a 9/11 ceremony hosted by the PutnamValley Fire Department at the Town Park at 6:00 p.m.
- On **September 13th**, the volunteer fire department will perform a climb of Tinker Hill to honor all firefighters who ran up the towers on 9/11.
- The climb will begin at **12:00 p.m.**, and Tinker Hill will be **closed in both directions** from 12:00 to approximately 1:30 p.m. Please use alternate routes during this time.

### **2. Town Day – September 20th**

- We no longer have space for vendors requiring electricity.
- There is still room for other vendors. If you are interested in participating, please reach out to Elaine McGinty at [emcginty@putnamvalley.gov](mailto:emcginty@putnamvalley.gov) or call 845-526-2121
- For additional questions, you can also contact any member of the town board or visit the town website: <https://putnamvalley.gov>

### **3. Public Hearing and Board Meeting**

- The public hearing on facility users and fees is still open. No decisions will be made at next week's board meeting.
- Public comments via email are still welcome.
- We appreciate the residents' time and input and hope to reach a fair conclusion before the next board meeting.

**Next Town Board Meeting: Wednesday, September 17<sup>th</sup>, 2025, 6 PM**

Supervisor Annabi made a motion to adjourn the meeting at 6:52 pm

Seconded by Councilwoman Tompkins, unanimously carried.

Next Town Board Meeting, Wednesday, September 17, 2025, 6 pm

Respectfully submitted,

*Michelle Stephens*

Michelle Stephens  
Town Clerk  
9/17/2025