



TOWN OF PUTNAM VALLEY  
Town Board Work Session

March 11<sup>th</sup> 2026

Town Hall

5 PM

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**Meeting Called to Order**

**Pledge of Allegiance**

1. **Public Hearing** Local Law to Amend and Restate Article VI of Chapter 108 of the Town Code of the Town of Putnam Valley Regarding Exemption for Disabled Persons with Limited Income
2. Leprechaun Resolution
3. Approval of Minutes
4. **Parks & Recreation**: Approve Sunset Series Administrator
5. **Facilities**: Approve 2026 Open Top Container Bid
6. **Planning Department**: Approve Release of Erosion & Sediment Control Bond, Planting Bond and Escrow Accounts
7. **Building Department**: Daily Fee Report Summary February 1 – 28, 2026
8. Public Comment [Three-Minute Time Limit Per Person]

**Adjournment**

**Next Town Board Meeting: Wednesday, March 18<sup>th</sup>, 2026, 6 PM**

**TOWN OF PUTNAM VALLEY**  
**TOWN BOARD WORK SESSION**  
**Wednesday, March 11<sup>th</sup>, 2026**  
**5:00 PM**

**PRESENT:** Supervisor Jolicoeur  
Councilman Brooks  
Councilman Russo  
Councilwoman Howard

**ABSENT** Councilman Luongo

**ALSO PRESENT:** Town Clerk Michelle Stephens  
Deputy Clerk Amy Cargain  
Town Counsel David Daniels

Supervisor Jolicoeur opened the meeting at 5:05 pm with the Recitation of the Pledge of Allegiance, followed by a moment of silence by Councilwoman Howard.

Councilman Russo made a motion to go into an Executive Session to discuss litigation purposes and legal advice.

Seconded by Councilwoman Howard, unanimously carried.

Supervisor Jolicoeur made a motion to resume the meeting at 5:28 pm

No motions were made, and no resolutions were passed.

Counsel commented that the Supervisor recused herself from the discussion of litigation.

**LOCAL LAW TO AMEND AND RESTATE ARTICLE VI OF CHAPTER 108 OF THE TOWN CODE OF THE TOWN OF PUTNAM VALLEY REGARDING EXEMPTION FOR DISABLED PERSONS WITH LIMITED INCOME**

Supervisor Jolicoeur made a motion to open the Public Hearing to amend and restate Article VI of Chapter 108

Seconded by Councilman Russo, unanimously carried.

Counsel stated that the amendment is **not actually changing the policy**.  
Instead:

- The law **expired (sunsetting) the previous year**
- The board is **reenacting it in the same form**

“Sun-setted” means the law had a built-in expiration date unless renewed.

### **3. What the Exemption Provides**

The law allows a **50% property tax exemption** for qualifying homeowners who:

- Are **persons with disabilities**, or
- Are **married couples where at least one spouse has a disability**, or
- Are **siblings living together where at least one has a disability**

Other conditions mentioned:

- **Income limits apply**, similar to the town’s **senior citizen property tax exemption**
- However, **there is no 65% exemption tier**, which sometimes exists in the senior exemption

Supervisor Jolicoeur opened the public hearing for public comment

### **Public Comment**

Bishop Bondi addressed the Town Board and began by thanking the Board for the opportunity to speak. The speaker also acknowledged the Town’s new assessor, **John Wolham**, noting that they had spoken with him earlier in the week regarding concerns about property tax exemptions. The speaker stated that, after their discussion, they found the assessor to be highly qualified and diligent in addressing these matters.

He explained that their concerns related primarily to the application of certain property tax exemptions—specifically the **clergy exemption** and the **veteran’s exemption**—for residents living in cooperative housing communities. According to the speaker, these exemptions are now provided for under New York State law; however, there may be complications in applying them to individuals residing in co-op housing arrangements.

Bishop Bondi further raised a question regarding the **senior citizen property tax exemption**, asking whether this exemption also applies to residents of cooperative housing communities. The speaker suggested that clarification may be required and noted that the Town Board may wish to review the matter with the assistance of the Town Attorney.

He concluded by expressing appreciation for the work of the Town Board and acknowledging the challenges involved in serving the community. He thanked the Board members for their service to the residents of the Town of Putnam Valley and offered their well wishes.

Following the public comment, the Town Attorney responded to the question regarding property tax exemptions for residents of cooperative housing. It was explained that under New York State law, certain provisions allowing exemptions to apply to cooperative housing are **optional for municipalities to adopt**. The Attorney noted that the **Alternative Veterans Exemption under Section 450-a of New York State Real Property Tax Law** includes language permitting tenant-shareholders in cooperative housing to receive the exemption if the municipality adopts a local law authorizing it.

The Assessor, **John Wolham**, indicated that the matter would need to be reviewed to determine whether such provisions have already been adopted locally or if further action by the Town Board may be required. He also stated that the senior citizen exemption may not require any additional action, but that confirmation would be necessary. The Assessor advised that he has the relevant statutory references and would review them.

Further discussion noted that there are additional optional provisions within the state law that the Town has not yet had an opportunity to fully examine due to other priorities. These include potential options related to extensions for filing exemptions and other administrative considerations. The Assessor stated that since the Town is past the taxable status date for the current year, there is sufficient time to review these provisions and, if appropriate, adopt changes well in advance of the next assessment roll so that residents can be properly notified.

A member of the public then added an additional comment referencing a previously discussed clerical error in an earlier local law. The speaker expressed support for amending the law to correct the inconsistency. The Town Attorney advised that, although the Town Board likely has time to address the issue, the recommended approach would be to hold a **public hearing** and adopt an amendment that repeals or removes the inconsistent section to ensure clarity in the law.

The speaker thanked the Board for clarifying the matter.

The Supervisor then asked if there were any additional public comments. Hearing none, a motion was made to **close the public hearing**.

Seconded by Councilman Russo, unanimously carried.

### **Closure of Public Hearing**

Supervisor Jolicoeur made a motion to close the public hearing and adopt the Local Law.

Seconded by Councilman Russo, unanimously carried.

**Supervisor Jolicoeur made a motion to adopt the amended Local Law**

Seconded by Councilman Russo, unanimously, followed by a Roll Call

**RESOLUTION #R26-152**

**Town of Putnam Valley Local Law No. 3 of 2026**

**LOCAL LAW TO AMEND AND RESTATE ARTICLE VI OF CHAPTER 108 OF THE TOWN  
CODE OF THE TOWN OF PUTNAM VALLEY REGARDING EXEMPTION FOR  
DISABLED PERSONS WITH LIMITED INCOME**

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 “Local Law to Amend and Restate Article VI of  
Chapter 108 of the Town Code of the Town of Putnam Valley Regarding Exemption for  
Disabled Persons with Limited Income”

**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**

Article VI, Chapter 108: “Exemption for Disabled Persons with Limited Income” of the  
Town of Putnam Valley Code is amended in its entirety and restated to read as follows:

**“§ 108-24. Statutory authority; exemption granted.**

Pursuant to the provisions of § 459-c of the Real Property Tax Law (“RPTL”), real  
property owned by one or more persons with disabilities, as defined by RPTL, § 459-c, or  
real property owned by a husband, wife or both or by siblings, at least one of whom has  
such a disability, and whose income, as defined herein, is limited by reason of such  
disability, shall be exempt from town real property taxation to the extent of fifty percent  
(50%) of the assessed valuation thereof as hereinafter provided.

**§ 108-25: Applicability of statutory provisions; exemption schedules.**

All of the provisions, conditions and requirements of § 459-c of the Real Property Tax  
Law and amendments thereto shall apply to the application for and the granting of such  
exemption on the assessment rolls of the Town as they apply to the Town of Putnam  
Valley except that no exemption shall be granted if the income of the owner or the

combined income of the owners of the property for the income tax year immediately preceding the date of making application for exemption is the sum of \$58,400 or more.

**(A):** Real property owned by persons with disabilities shall be exempt from certain Town taxes up to a maximum of 50% of the assessed valuation pursuant to the following schedule:

| Annual Income                             | Percentage of Assessed Value Exempt from Taxation |
|-------------------------------------------|---------------------------------------------------|
| \$50,000 and less                         | 50%                                               |
| More than \$50,000 but less than \$51,000 | 45%                                               |
| More than \$51,000 but less than \$52,000 | 40%                                               |
| More than \$52,000 but less than \$53,000 | 35%                                               |
| More than \$53,000 but less than \$53,900 | 30%                                               |
| More than \$53,900 but less than \$54,800 | 25%                                               |
| More than \$54,800 but less than \$55,700 | 20%                                               |
| More than \$55,700 but less than \$56,600 | 15%                                               |
| More than \$56,600 but less than \$57,500 | 10%                                               |
| More than \$57,500 but less than \$58,400 | 5%                                                |

**(B):** The income of the owner or the combined income of the owners of the property for the income tax year immediately preceding the date of the application for exemption from all sources, as set forth in Real Property Tax Law §459-c, must be less than \$58,400. “Income tax year” shall mean the twelve-month period from which the owner or owners file a federal personal income tax return or, if no such return is filed, the calendar year. When title is vested in either the husband or wife, the combined income of both may not exceed such sum.”

**§ 108-26. Proof of disability.**

In conjunction with the provisions of RPTL § 459-c(2)(b), an award letter from the Social Security Administration evidencing receipt of the Social Security Disability Insurance (SSDL) or supplemental security income (SSI) benefits; or the Railroad Retirement Board evidencing receipt of railroad retirement disability benefits; or a certificate from

the State Commission for the Blind and Visually Handicapped stating that such person is legally blind shall be submitted as proof of disability.

**§ 108-27. Application for exemption.**

Application for an exemption pursuant to this article must be made annually by the owner or all of the owners of the property, on forms prescribed by the State Board, and shall be filed in the Assessor's office on or before the applicable taxable status date; provided, however, that proof of permanent disability need be submitted only in the year exemption is first sought or the disability is first determined to be permanent.”

**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 5. 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.

Dated: 2/18/2026

Moved: Supervisor Jolicoeur

Seconded: Councilman Russo

Motion passes/ fails: Ayes 4 Nays 0

AYE      NAY      ABSTAIN

|                                    |          |               |     |
|------------------------------------|----------|---------------|-----|
| PRESENT/ABSENT Councilwoman Howard | <u>X</u> | ___           | ___ |
| PRESENT/ABSENT Councilman Luongo   | ___      | <u>ABSENT</u> |     |
| PRESENT/ABSENT Councilman Brooks   | <u>X</u> | ___           | ___ |
| PRESENT/ABSENT Councilman Russo    | <u>X</u> | ___           | ___ |

PRESENT/ABSENT Supervisor Jolicoeur      X      \_\_\_\_\_

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**Michelle Stephens, Town Clerk**

The Supervisor shared remarks regarding recent **St. Patrick's Day celebrations** within the Town. Highlights included:

- Attendance at the **senior luncheon** the previous day, where residents gathered for a festive meal.
- Recognition of **Doreen from the Building Department**, who has been employed by the Town since 1995 and has likely coordinated the St. Patrick's Day lunch annually since that time.
- The meal featured traditional dishes, including **corned beef and cabbage, potatoes, carrots, and Irish potato chips**. The Supervisor noted it had been many years since they had enjoyed such a meal and expressed appreciation for the event.

The remarks concluded with an acknowledgment of the **spirit of St. Patrick's Day** and the sense of community fostered by these gatherings.

### LEPRECHAUN RESOLUTION

Presented by Supervisor Jolicoeur

**RESOLUTION #R26-153**

### ***LEPRECHAUN RESOLUTION***

By Herman Taub, Town Attorney

**WHEREAS**, it has come to the attention of the Town Board of the Town of Putnam Valley that spirits, goblins, wee folk, fairies, and leprechauns do appear at strange and eerie

hours and areas, and more specifically are wont to do so on the night before St. Patrick's Day; and

**WHEREAS**, these ethereal beings are usually involved in mischievous and frivolous behavior; and

**WHEREAS**, the Town Board recognizes that these other world beings are generally recidivists and cannot be reformed no matter how much mischief they cause and notwithstanding the punishment that is prescribed; and

**WHEREAS**, it would be to no avail to provide for corporal or other punishments since fairies, spirits, wee folk, leprechauns and goblins of the hob type are incorrigible; and

**WHEREAS**, it is known that these wee folk have the power to appear and disappear at will and take the form of humans or animals; and

**WHEREAS**, on past occasions on the night before St. Patrick's Day a Shamrock has miraculously appeared on the road at the intersection of Oscawana Lake Road and Peekskill Hollow Road; and

**WHEREAS**, these mischievous doings have been heretofore erroneously ascribed to human sources; and

**WHEREAS**, after diligent study and consultation with our law enforcement officials, the Town Board has concluded that the appearance of said shamrock can only be due to the doings of creatures not of this corporeal world,

**NOW, THEREFORE, BE IT RESOLVED**, that for the period from 12:01 a.m. on March 12, 2026 to 5:00 a.m. on March 17, 2026, should any artistic drawings mysteriously have appeared on the pavement of the road at Oregon Corners by spirits or ethereal beings of an unknown nature, a period of amnesty and freedom from corporal punishment and corporeal and "incorporeal" restraint of the alleged perpetrators is hereby declared only for the period and purposes set forth above.



Seconded by Councilwoman Howard, unanimously carried

**APPROVAL OF MINUTES**

Presented by Councilman Brooks

**RESOLUTION #R26-154**

**RESOLVED**, that the Putnam Valley Town Board authorize the Supervisor to accept the Town Board meeting minutes from February 11<sup>th</sup>, 2026, February 18<sup>th</sup>, 2026, and March 4<sup>th</sup>, 2026

Seconded by Councilman Russo, unanimously carried

**APPROVE SUNSET SERIES ADMINISTRATOR**

Presented by Councilman Russo

**RESOLUTION #R26-155**

**RESOLVED**, that the Town Board accept the personnel additions for the 2026 Concert Series.

Sherry Howard, Sunset Series Coordinator/Advertising Coordinator @ \$4,200 for the season.

Please be advised that this has been accounted for in the accepted 2026 budget.

Seconded by Councilman Brooks, unanimously carried. Councilwoman Howard recused herself.

**2026 OPEN TOP CONTAINER BID**

Presented by Councilwoman Howard

**RESOLUTION #R26-156**

**RESOLVED**, that the Putnam Valley Town Board award the 2026 Open Top Container Bid for Bulk Drop off to:

AAA Carting & Rubbish Removal  
3 Greentown Road  
Buchanan, NY 10511

**Bid I: \$650.00** per thirty-yard container for disposal of mixed bulk items (No alternate size containers accepted) No weight Limit

103a & 103d were signed, and the bidder enclosed a check for \$500.00.

**Additional Bids were as follows:**

Vendor: Interstate Waste Services of CT, LLC  
307 White Street

Danbury, CT 06810

**Bid I: \$1,100.00** per thirty-yard container for disposal of Mixed Bulk Items. (No alternative size containers accepted.) with an additional charge of \$142.00 per ton for anything over 6 tons. ~~No weight limit.~~

103a & 103d were signed, and the bidder enclosed a check for \$500.00

Seconded by Councilman Russo, unanimously carried.

**APPROVE RELEASE OF EROSION & SEDIMENT CONTROL BOND, PLANTING BOND, AND ESCROW ACCOUNTS**

Presented by Councilman Brooks

**RESOLUTION #R26-157**

**RESOLVED**, that the Town Board authorize the release of the remaining Escrow balance of \$2042.50.

The release of the Erosion & Sediment Control Bond of \$3500.00, and the Wetland Planting Bond of \$28,415.00, totaling \$31,915.00

Authorizing release of both escrow and bond funds in the amount of \$33, 957.50.

Seconded by Councilman Russo, unanimously carried.

**DAILY FEE REPORT SUMMARY FEBRUARY 1-28, 2026**

Presented by Councilman Russo

**RESOLUTION #R26-158**

**Town of Putnam Valley**

**M5 Standard Fee Report Paid Only**  
**From 02/01/2026 To 02/28/2026**

| Count by Type       |       |             |
|---------------------|-------|-------------|
| Fee Type            | Count | Total       |
| ADDITION/ALTERATION | 7     | \$7,941.00  |
| CW                  | 1     | \$75.00     |
| DECK                | 2     | \$687.00    |
| ELECTRI APP/NY ELEC | 5     | \$230.00    |
| ELECTRIC APP/SWIS   | 12    | \$570.00    |
| FIRE INSPECTION     | 3     | \$300.00    |
| GAS/PROPANE         | 2     | \$150.00    |
| GENERATOR PERMIT    | 1     | \$75.00     |
| HVAC                | 6     | \$525.00    |
| MI                  | 2     | \$150.00    |
| OPERATING PERMIT    | 1     | \$100.00    |
| PERMIT FEE          | 1     | \$75.00     |
| PL                  | 10    | \$675.00    |
| RENEWAL             | 5     | \$5,962.00  |
| SEARCH              | 8     | \$1,600.00  |
| SOLAR PANELS        | 4     | \$1,698.00  |
|                     | 70    | \$20,412.00 |

**Town of Putnam Valley**

**M5 Standard Fee Report Paid Only**  
**From 02/01/2026 To 02/28/2026**

| Count by Type       |       |             |
|---------------------|-------|-------------|
| Fee Type            | Count | Total       |
| ADDITION/ALTERATION | 7     | \$7,941.00  |
| CW                  | 1     | \$75.00     |
| DECK                | 2     | \$687.00    |
| ELECTRI APP/NY ELEC | 5     | \$230.00    |
| ELECTRIC APP/SWIS   | 12    | \$570.00    |
| FIRE INSPECTION     | 3     | \$300.00    |
| GAS/PROPANE         | 2     | \$150.00    |
| GENERATOR PERMIT    | 1     | \$75.00     |
| HVAC                | 6     | \$525.00    |
| MI                  | 2     | \$150.00    |
| OPERATING PERMIT    | 1     | \$100.00    |
| PERMIT FEE          | 1     | \$75.00     |
| PL                  | 10    | \$675.00    |
| RENEWAL             | 5     | \$5,962.00  |
| SEARCH              | 8     | \$1,600.00  |
| SOLAR PANELS        | 4     | \$1,698.00  |
|                     | 70    | \$20,412.00 |

Seconded by Councilwoman Howard, unanimously carried.

**PUBLIC COMMENT**

Councilman Russo reported receiving communication from a resident regarding the need for financial assistance to address **PFAS contamination in private wells** and to reduce levels to meet applicable drinking water standards.

Background was provided, noting that in 2020, former Governor Andrew Cuomo revised allowable limits for **PFAS compounds in drinking water**, increasing statewide attention on testing and remediation needs for private wells.

The Town Board noted that over the past several years, it has engaged with both the **New York State Department of Health** and the **Putnam County Department of Health** to advocate for assistance programs for residents relying on private wells.

It was announced that, through efforts by County Executive Kevin Byrne and Legislator Bill Gouldman, Putnam County has been designated as one of only a small number of counties in New York State eligible for **grant funding to assist homeowners with PFAS-related private well remediation**.

Residents with private wells are encouraged to contact the Putnam County Department of Health as soon as possible to determine eligibility and apply for available funding, as resources are limited and expected to be distributed on a first-come, first-served basis.

The Town Board reported new developments regarding financial assistance for residents affected by **PFAS contamination in private wells**.

Key updates included:

- Putnam County is now one of a limited number of New York counties eligible for grant funding to support private well remediation.
- A New York **State program** provides:
  - Free PFAS testing for private wells
  - Financial rebates for water treatment systems or connection to public water, if contamination is found
- The program applies to both **homeowners and renters**, particularly in cases where landlords are unresponsive.

### **Property Tax Exemptions – Discussion on Eligibility and Oversight**

The Board held an extended discussion regarding the administration of senior and veteran property tax exemptions.

Topics included:

- How eligibility is determined based primarily on **income rather than property value**

- State requirements governing the senior exemption, including federal adjusted gross income calculations
- Rules related to **school-age children residing in households receiving exemptions**, which may affect eligibility depending on school district resolutions
- Concerns raised about whether current systems adequately verify eligibility

It was explained that:

- Applicants are required to disclose relevant information on exemption forms
- The assessor's office follows state law and prescribed formulas when reviewing applications
- The assessor is not authorized to independently investigate eligibility beyond statutory guidelines

The Board also discussed how state law attempts to balance fairness, administrative feasibility, and consistency across municipalities.

### **Public Comment Highlights**

Joe Ferraro raised several issues, including:

Appreciation for a recent library event and community engagement efforts

Concerns and awareness regarding PFAS-related issues in neighboring communities

General discussion about public transparency and upcoming FOIL (Freedom of Information Law) requests related to town projects

A lighthearted suggestion for future agenda items

Town officials acknowledged the concerns and noted that additional data review and coordination with relevant agencies may be explored in the future.

The Town continues to monitor both environmental health funding opportunities and property tax exemption processes to ensure residents receive available benefits while maintaining compliance with state regulations.

Residents are encouraged to stay informed through official Town communications and website updates.

With no further comments, Supervisor Jolicoeur adjourned the meeting at 6:01 pm. Seconded by Councilman Russo, unanimously carried

**Next Town Board Meeting: Wednesday, March 18<sup>th</sup>, 202**

Respectfully submitted,

***Michelle Stephens***

Michelle Stephens

Town Clerk

3/12/2026