TOWN OF PUTNAM VALLEY

Town Board Work Session

October 14th, 2026
Town Hall 5 PM

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Meeting called to Order

Pledge of Allegiance

Budget 2027 Discussion

1. *Town Clerk*:
   a. Approval of Minutes
   b. Approve Placement of Peddler & Food Truck Licensees on Website
2. Approve Putnam County Real Property Tax Service Agreement for 2027
3. Approve Reclassification of Senior Clerks to Principal Clerks
4. Amend Resolution #R26-235
5. Approve Award for New Hill Road Culvert Replacement Project
6. Approve Payment for Brookfalls Road Culvert Replacement Project
7. Discuss Proposed Reappropriation of Sub-Contingency Funds to Municipalities
8. *Parks & Recreation*:
   a. Accept Resignation of Ray Gallagher
   b. Accept Resignation of Michael Fraioli
9. *Highway*:
   a. Approve Request to Go to Bid for Materials
   b. Accept Resignation of Donald Yerks
10. *Districts*:
    a. Approve Lake Peekskill Drawdown 2026
    b. Approve Roaring Brook Lake Drawdown 2026
    c. Approve LPID SolarRaft System Purchase
    d. Approve Wildwood Knolls Facilities Users Revenue Report 2026
    e. Approve Lookout Manor Dock Repair
    f. Approve LPID North Beach Repair
    g. Approve LPID Carreras Beach Repair
11. *Building Department*: Daily Fee Report Summary September 1 – 30, 2026
12. Public Comment [Three-Minute Time Limit Per Person]

Adjournment

Next Town Board Meeting: Wednesday, October 21st, 2026, 6 PM

Public Hearings: Wednesday, October 21st, 2026, 6 PM

(1) Budget 2027
(2) Senior Tax Exemption Language Correction
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TOWN OF PUTNAM VALLEY
TOWN BOARD WORK SESSION
Wednesday, October 14th, 2026
5:00 PM

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

ALSO PRESENT: Finance Director Maria Angelico
Town Counsel Lillian Meade
Town Clerk Michelle Stephens

Supervisor Jolicoeur opened the meeting at 5:00 pm with the Recitation of the Pledge of Allegiance.

Councilman Luongo led a moment of silence for all the men and women who have fought and are fighting for our freedom around the world, the ones that have made the ultimate sacrifice, so we have what we do have,

BUDGET 2027 DISCUSSION

Supervisor Jolicoeur advised that the public hearing on the 2027 budget would be held on Wednesday, October 21, 2026, at 6:00 p.m. She explained that the Board was continuing to review the budget and that adoption was not required until November.

PUTNAM VALLEY VOLUNTEER AMBULANCE CORPS

Mike Moculski, Chairman of the Putnam Valley Volunteer Ambulance Corps Board, addressed the Town Board regarding the proposed 2027 budget allocation.

Mr. Moculski said the Ambulance Corps requested $554,000 for 2027, while the proposed budget allocated $312,850, about $241,000.00 less than requested.

He explained that the Corps has experienced significant increases in operating expenses, including fuel, electricity, insurance, vehicle maintenance, medical supplies, facility maintenance, and contracted personnel.

Mr. Moculski further explained that declining volunteer availability has made it increasingly necessary to contract for ambulance staffing, particularly during evenings, weekends and overnight hours.

He stated that the Corps had absorbed increasing expenses for approximately four years without an increase in the Town's contribution and had utilized reserves to maintain services. Those reserves are also needed for future ambulance replacements and capital improvements.

Mr. Moculski emphasized that the requested $554,000 represented the minimum funding necessary to maintain the current level of emergency medical services and respectfully requested that the Town Board restore the full amount in the 2027 budget.

Supervisor Jolicoeur thanked Mr. Moculski for his presentation and stated that she had advocated for emergency services funding at the County level. She also referenced discussions concerning the potential distribution of $6.5 million in County contingency funds to local municipalities.

Further discussion was deferred to the October 21, 2026 budget public hearing.

Councilman Luongo recused himself.

HIGHWAY DEPARTMENT – BUDGET DISCUSSION

Highway Superintendent Sean Keeler addressed the Board regarding adjustments made to the Highway Department's proposed 2027 budget.

Mr. Keeler explained that rising asphalt costs, including contractual escalation clauses, have significantly affected the Department's paving budget.

He stated that he initially sought an increase of approximately $250,000 for paving, subsequently reduced that request to $125,000, and ultimately made additional reductions to assist in lowering the overall proposed budget.

Mr. Keeler noted that approximately $555,537 in anticipated State funding would contribute toward the 2027 paving program. However, with asphalt costs estimated at approximately $120 per ton, the Department may be unable to complete approximately 50% of its anticipated paving list.

He further discussed the following budgetary concerns:

- Increasing road salt costs and the Town's obligation under the State purchasing agreement.
- The anticipated purchase of approximately 3,300 tons of road salt, subject to minimum purchasing requirements.
- Deferral of certain equipment replacements.
- Increasing maintenance and repair expenses associated with aging equipment.
- Reductions to the Department's general construction and drainage allocations.
- Postponement of a substantial drainage improvement project that had previously been included in the proposed budget.

Mr. Keeler emphasized that while paving projects may be postponed, snow and ice removal services must continue to ensure public safety.

The Board discussed the potential long-term financial consequences of deferring infrastructure maintenance and acknowledged the challenges of balancing necessary services with the Town's tax cap.

ADDITIONAL BUDGET ADJUSTMENTS

Supervisor Jolicoeur reported that the proposed budget increase had been reduced from approximately 7.28% to 4.87%.

She explained that, in addition to Highway Department reductions, adjustments had been made to Parks and Recreation personnel and equipment lines.

The retirement of longtime employee Raymond Gallagher and the transfer of another employee from Parks and Recreation to the Highway Department contributed to those adjustments.

Finance Director Maria Angelico explained that the budget process begins in August and involves consideration of contractual obligations, unfunded mandates, departmental needs, and other required expenditures.

Ms. Angelico stated that the budget remained a work in progress and that the Town was continuing its efforts to remain within the allowable tax cap, including applicable carryover.

The Board also briefly discussed proposed employee salary increases and the potential impact of foregoing certain noncontractual increases.

Residents were encouraged to submit budget questions directly to the Supervisor, Finance Director, Board Members, and Department heads and to attend the October 21 public hearing.

AMENDMENTS TO THE AGENDA

Presented by Supervisor Jolicoeur

RESOLUTION #R26-307

To **ADD** 10.c New Truck Driver

To **ADD** 10.d New Laborer

Councilman Luongo made a motion to approve the amendment.
Seconded by Councilwoman Howard, unanimously carried.

APPROVAL OF MINUTES 📋

Presented by Councilwoman Howard

RESOLUTION # R26-308

RESOLVED, that the Putnam Valley Town Board authorizes the Supervisor to accept the Town Board meeting minutes from September 9th, September 16th, & September 30th, 2026.

Seconded by Councilman Luongo, unanimously carried

APPROVAL PLACEMENT OF PEDDLER & FOOD TRUCK LICENSEES ON WEBSITE

Presented by Supervisor Jolicoeur

RESOLUTION #R26-309

RESOLVED, that the Town Board adopt a resolution authorizing the publication of a current list of all Town-licensed Peddlers and Food Trucks on the Town Clerk's page of the Town's website.

This list would allow residents to easily determine which Peddlers and Food Trucks are currently licensed by the Town and the expiration date of each license.

Making this information available on the official Town website would provide residents with a reliable and readily accessible source of information, including outside of normal Town Hall business hours. It would also reduce the need for

residents to rely on social media or other unofficial sources to verify whether a Peddler or Food Truck is properly licensed.

I believe a resolution directing the Town Clerk to publish and maintain this list would promote transparency, improve public access to information, and enhance convenience for residents while utilizing information already maintained by the Town.

Accordingly, I respectfully request that the Board consider and adopt the annexed resolution.

Thank you for your consideration.

Respectfully,
Michelle Stephens
Town Clerk

Seconded by Council, unanimously carried.

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF PUTNAM VALLEY

Resolution No. 309 of 2026

A RESOLUTION AUTHORIZING AND DIRECTING THE TOWN CLERK TO PUBLISH AND MAINTAIN A CURRENT LIST OF TOWN-LICENSED PEDDLERS AND FOOD TRUCKS ON THE TOWN'S OFFICIAL WEBSITE

At a regular meeting of the Town Board of the Town of Putnam Valley (the "Town") held on October 14th 2026, the following resolution was offered by Supervisor Jolicoeur.

WHEREAS, the Town issues licenses to Peddlers and Food Trucks operating within the Town; and

WHEREAS, residents have a legitimate interest in readily determining which Peddlers and Food Trucks are currently licensed by the Town and when each license expires; and

WHEREAS, the Town Board finds that making this information available on the Town's official website would provide residents with a reliable and readily accessible source of information, including outside of normal Town Hall business hours; and

WHEREAS, publishing this information would reduce the need for residents to rely on social media or other unofficial sources to verify whether a Peddler or Food Truck is properly licensed; and

WHEREAS, the Town Board finds that publishing a current list promotes transparency, improves public access to information, and enhances convenience for residents, while utilizing information already maintained by the Town; and

WHEREAS, the licensing information to be published is of a type routinely maintained by the Town in the ordinary course and is appropriate for public disclosure;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Putnam Valley as follows:

1. The Town Clerk is hereby authorized and directed to publish, and to maintain in current form, a list of all Peddlers and Food Trucks currently licensed by the Town on the Town Clerk's page of the Town's official website.

2. For each licensed Peddler and Food Truck, the published list shall include, at a minimum, the name of the licensee (and the business or trade name, if different), the type of license held, and the expiration date of the license.
3. The Town Clerk shall update the published list promptly as licenses are issued, renewed, expire, or are suspended or revoked, so that the list accurately reflects the Town's current licensing records, and shall indicate on the list the date it was last updated.
4. The list shall be limited to information already maintained by the Town in connection with its licensing of Peddlers and Food Trucks, and nothing in this Resolution shall require the publication of any information that is exempt from or prohibited from public disclosure under applicable law.
5. The Town Clerk and other Town officials and employees are hereby authorized to take such further actions, and to coordinate with the Town's website administrator as necessary, to implement the purpose and intent of this Resolution.
6. This Resolution shall take effect immediately.

The question of the foregoing Resolution was duly put to a vote, the Town Board voting as follows:

	Aye	Nay	Abstain
Supervisor Alison Jolicoeur	X	__	__
Councilman CJ Brooks	X	__	__
Councilwoman Sherry Howard	X	__	__

Councilman Louie Luongo	X	__	__
Councilman Christian Russo	X	__	__
TOTAL	5	__	__

I hereby certify that the above is a true and correct copy of the Resolution passed by the Town of Putnam Valley Town Board at a meeting held on 10-14- 2026

Date: 10-14- 2026

_____
MICHELLE STEPHENS, TOWN CLERK

APPROVE PUTNAM COUNTY REAL PROPERTY TAX SERVICE AGREEMENT FOR 2007

Presented by Councilman Russo

RESOLUTION #R26-310

RESOLVED, that the Town Board authorizes the Town Supervisor to enter into and sign an agreement with Putnam County for the purposes of real property tax services for the calendar year 2027.

Seconded by Councilman Luongo, unanimously carried

PUTNAM COUNTY REAL PROPERTY TAX SERVICE

TOWN OF PUTNAM VALLEY CONTRACT

2027

AGREEMENT MADE THIS 1ST DAY OF **JANUARY, 2027**, BETWEEN THE TOWN OF PUTNAM VALLEY, HEREINAFTER REFERRED TO AS **THE TOWN** AND THE COUNTY OF PUTNAM, HEREINAFTER REFERRED TO AS **THE COUNTY,** HAVING ITS PRINCIPAL PLACE OF BUSINESS AT 40 GLENEIDA AVENUE, CARMEL, NEW YORK, 10512.

THE PARTIES HEREIN AGREE AS FOLLOWS:

1) THE COUNTY SHALL PROCESS THE TENTATIVE AND FINAL ASSESSMENT ROLLS FOR THE CALENDAR YEAR OF **2027,** AND HAVE A LINK TO IT AVAILABLE ON THE COUNTY WEBSITE TO COMPLY WITH RPTL §1591.

2) EVERY TRANSFER OF PROPERTY, CHANGE OF ADDRESS, DESCRIPTION, VALUATION, SPECIAL FRANCHISE, OR PUBLIC UTILITY, SHALL BE DATA ENTERED BY THE ASSESSOR OF THE TOWN OR DESIGNATED STAFF MEMBER. THE ASSESSOR AND/OR DESIGNATED STAFF MEMBER IS RESPONSIBLE FOR ALL RPS SOFTWARE UPDATES TO BE CURRENT AND FOR UPDATING THE REFERENCE TABLES IN **RPS** (**R**EAL **P**ROPERTY **S**OFTWARE) .

3) TENTATIVE ASSESSMENT ROLL: AFTER TAXABLE STATUS DATE ON MARCH 1st, ALL CHANGES SHALL BE ENTERED INTO RPS ON OR BEFORE **APRIL 16TH** BY THE TOWN ASSESSOR'S OFFICE, AND PROVIDED TO THE REAL PROPERTY TAX SERVICE AGENCY (**RPTSA**). THIS IS ESSENTIAL TO HAVE AVAILABLE FOR THE MAY 1st DEADLINE.

4) FINAL ROLL: ALL GRIEVANCE CHANGES, CORRECTION OF CLERICAL ERRORS, & UNLAWFUL ENTRIES SHALL BE APPROVED BY THE *BOARD OF ASSESSMENT REVIEW* (BAR) AND ENTERED BY THE TOWN ASSESSOR'S OFFICE INTO RPS, BACKED UP AND DELIVERED TO THE RPTSA NO LATER THAN **JUNE 17TH** FOR THE JULY 1ST DEADLINE.

5) SCHOOL BILL PROCESSING: ALL STAR REPORTS ARE TO BE UPDATED BY THE TOWN ASSESSOR'S OFFICE INTO RPS, BACKED UP, AND DATA BASES DELIVERED TO THE RPTSA NO LATER THAN **AUGUST 9TH.**

6) COUNTY/TOWN BILL PROCESSING: ALL CHANGES FOR COUNTY AND TOWN TAX ROLLS SHALL BE ENTERED AND SUBMITTED BY THE TOWN ASSESOR'S OFFICE TO THE RPTSA ON OR BEFORE **NOVEMBER 16TH.**

7) EACH TOWN'S APPLICABLE OFFICE MUST SUBMIT TO THE RPTSA ALL UNPAIDS, TO BE MANUALLY ENTERED BY THE RPTSA, BY **NOVEMBER 16TH.**

8) TOWN FINANCIAL OFFICES ARE TO DELIVER TO THE RPTSA A COPY OF THEIR BUDGET FOR COUNTY/TOWN BILL PROCESSING BY NOVEMBER 23RD.

9) COUNTY PROVIDES THE CALCULATIONS/DATA ENTRY FOR PRO-RATAS AND CORRECTION OF ERRORS PROCESSING

PRICE FOR THE PREPARATION OF THE FOLLOWING IS .22 PER PARCEL:

1) PDF FILE OF COUNTY/TOWN TAX BILLS & ROLL
2) RPS 147D1, 155D1 & 160D1 TAX EXTRACTS
3) BANK CODE LISTING
4) APPORTIONMENT OF SPECIAL FRANCHISE
5) PDF FILE OF TENTATIVE & FINAL ROLLS

Optional Items-

1 PRINTED TAX ROLL (155P1)	$.04 Per 2-sided Page
1 SET OF COUNTY/TOWN TAX BILLS, ENVELOPED	$.31 Per Parcel
INSERTS (COA Notices and/or Tax Bills)	$.01 Per Piece
PRINTED COA LETTERS (Town Provided Envelopes)	$.12 Per Letter
1 PRINTED TENTATIVE ASSESSMENT ROLL	$.04 Per 2-sided Page
1 PRINTED FINAL ASSESSMENT ROLL	$.04 Per 2-sided Page
3- RING BINDERS	$15 Each
TAX MAPS	
24" x 36"	$ 76.80
12" x 18"	$ 19.20
11" x 17" 2-sided spiral bound in black book	$ 8.77

THE TOWN OF PUTNAM VALLEY HEREBY REPRESENTS THAT THE AGREEMENT HEREIN HAS BEEN APPROVED BY RESOLUTION OF THE TOWN BOARD, A COPY OF WHICH IS ANNEXED HERETO AND MADE A PART HEREOF.

THE PARTIES HAVE EXECUTED THIS AGREEMENT IN NEW YORK, ON THE DATE HEREIN ABOVE SET FORTH.

READ AND APPROVED BY:

_____ Date_____
Kevin M. Byrne
County Executive

_____ Date_____
Patricia A. McLoughlin
County Director, RPTSA

_____ Date_____
Alexandra Gordon
Commissioner of Finance

_____ Date:_____
C. Compton Spain
County Attorney

_____ Date_____
Mat C. Bruno, Sr
Risk Manager

_____ Date:_____
Alison Jolicoeur
Town Supervisor

APPROVE RECLASSIFICATION OF SENIOR CLERKS TO PRINCIPAL CLERKS

Presented by Councilman Luongo

RESOLUTION #R26-311

RESOLVED, that the Town Board approve the provisional reclassification from the position of Senior Clerk to Principal Clerk (Step 5) for each of the employees referenced below, pending their passing of the Civil Service Exam in this category, as per the terms of the Agreement dated September 24, 2025, between the Town of Putnam Valley and the CSEA.

Margaret Bradley
Michele Babnik

Seconded by Councilman Russo, unanimously carried.

AMEND RESOLUTION #R26-235

Presented by Councilman Brooks

RESOLUTION #R26-312

RESOLVED, that the Town Board amend Resolution #R26-235 to reflect that the payment for the project in the sum of $315,267 to Kingston Equipment Rental, Inc. for work performed related to the Cimarron Road Culvert Replacement Project was appropriated from funds from the BAN that was approved by the Town Board at the November 12th, 2025 Work Session.

Seconded by Councilwoman Howard, unanimously carried.

APPROVE AWARD FOR NEW HILL ROAD CULVERT REPLACEMENT PROJECT

Presented by Supervisor Jolicoeur

RESOLUTION #R26-313

RESOLUTION 10/14 - 313 OF 2026

RESOLUTION TO AWARD NEW HILL ROAD CULVERT REPLACEMENT PROJECT

WHEREAS, the Town of Putnam Valley (the "Town") is in the process of planning and permitting a public improvement project to replace the culvert on New Hill Road ("New Hill Road Culvert Replacement Project" or "the Project"); and

WHEREAS, pursuant to the requirements of General Municipal Law ("GML") § 103 and the Town of Putnam Valley Procurement Policy, the Town invited sealed bids for the Project by public notice duly published according to law, and that at least five (5) days elapsed between the first publication of the notice and the date specified for the opening of bids; and

WHEREAS, all three (3) bids were publicly opened, read aloud, and recorded by Town representatives at the Putnam Valley Town Hall located at 265 Oscawana Lake Road, Putnam Valley, New York 10579 on September 30, 2026 at 11:00 a.m., the time and place specified in the public notice for the Project; and

WHEREAS, the Town's Engineer, J. Robert Folchetti & Associates, LLC ("JFRA"), completed an evaluation of the bids received and submitted a "Bid Evaluation and Recommendation to Award Culvert Replacement Construction Contract" for the Town of Putnam Valley Town Board (the "Town Board")'s review and consideration; and

WHEREAS, Arold Construction Company, Inc. ("Arold Construction") submitted the lowest bid in the amount of $1,788,480.00 to perform the work; and

WHEREAS, based upon an evaluation of total bid amounts, project experience, Dun & Bradstreet ("D&B") financial reports, and project reference interviews, JFRA recommended that the contract for the Project (the "Contract") be awarded to Arold Construction as the lowest responsive and responsible bidder; and

NOW, THEREFORE BE IT RESOLVED, that the Town Board hereby finds that Arold Construction is the lowest responsive and responsible bidder for the New Hill Road Culvert Replacement Project; and

BE IT FURTHER RESOLVED, that the Town Board hereby accepts Arold Construction's bid and awards the Contract to Arold Construction for the bid price of $1,788,480.00; and

BE IT FURTHER RESOLVED, that the Town Board hereby directs and authorizes that a Notice of Award be issued and sent to Arold Construction Company, Inc.; and

BE IT FURTHER RESOLVED, that the Notice of Award does not authorize the Town Supervisor or any other Town officer, employee, or agent to execute or sign the Contract, and this resolution does not authorize the Town to enter into or execute the Contract; and execution of the Contract shall require separate Town Board approval after review of the final contract documents by the Town Attorney and satisfaction of all applicable bonding, insurance, and other pre-execution requirements.

Dated: 10-14-2026

Moved: Supervisor Jolicoeur

Seconded: Councilman Brooks

Motion passes/ fails: Ayes 5 Nays 0

		AYE	NAY	ABSTAIN
PRESENT/ABSENT	Councilwoman Howard	X	____	____
PRESENT/ABSENT	Councilman Brooks	X	____	____
PRESENT/ABSENT	Councilman Russo	X	____	____
PRESENT/ABSENT	Councilman Luongo	X	____	____
PRESENT/ABSENT	Supervisor Jolicoeur	X	____	____

Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, NY 10579

NEW HILL ROAD CULVERT REPLACEMENT PROJECT

BID EVALUATION and RECOMMENDATION to AWARD CULVERT REPLACEMENT CONSTRUCTION CONTRACT

October 2026



J. ROBERT FOLCHETTI & ASSOCIATES, LLC
CIVIL / ENVIRONMENTAL ENGINEERS
31 SODOM ROAD
BREWSTER, NEW YORK 10509
Tel. (845) 363-1560

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ENCLOSURES

Attachment-A: Bid Tabulation

1.0 Executive Summary

The office of J. Robert Folchetti & Associates (JRFA) has completed the Engineers evaluation of bids received by the Town of Putnam Valley for the **New Hill Road Culvert Replacement Project**. Bid documents received from prospective construction Contractors were publicly opened, read aloud and recorded by representatives of the Town of Putnam Valley on September 30, 2026.

The project was publicly advertised by the Town of Putnam Valley on August 24, 2026. Contract Documents were made available to prospective Contractors at the office of the Town Clerk beginning on that date. A total of three (3) Contractors attended the pre-bid meeting held on September 16, 2026. There was one addendum issued by JRFA to amend /clarify information contained in the Contract Documents.

The results of Engineer's bid tabulation indicate that **Arold Construction Company, Inc.** submitted the lowest responsive numerical bid for the project.

2.0 Receipt of Bids

Bids were received for the project until 11:00 a.m. on September 30, 2026 at the office of the Town Clerk, 265 Oscawana Lake Road, Putnam Valley, New York. Four (4) bid packages were picked up by prospective contractors and three (3) bids were received, yielding a response rate of seventy five percent (75%).

Table -1 below, includes a summary of the three (3) bid packages received arranged in ascending order of total bid amount. The Engineer's construction cost estimate provided to FEMA for the project in January 2026 was $1,926,000. Final culvert sizing, including conveyance area size increase per New York State resiliency standards, was completed in April 2026. Engineer's cost estimate for work items included under this Contract was based on recent bids for similar type work; budget quotes from materials and equipment suppliers; prior cost estimates for project work and cost information obtained from *RS Means Construction Cost Data*.

TABLE - 1

BIDDER	BID AMOUNT	CONTACT
1. Arold construction Company, Inc.	$1,788,480.00	Valerie M. Dwyer, Pres.
2. T & A Construction, Inc..	$1,841,805.00	Gary Tiso, Pres.
3. Gianfia Corp.	$3,251,055.60	Raffaele Ruggiero, Pres.

3.0 Bid Evaluation

The attached Bid Tabulation includes a summary description of each of the required forms/information to be submitted by each bidder with his bid package (see Attachment-A). The Bid Tabulation Form includes verification that requisite forms, information and materials were completed and provided by each bidder in accordance with the Contract Documents. Provided herein is a summary description of the JRFA evaluation and assessment of completed Bid Proposals submitted by each of the three lowest bidders for the project.

The bid prices ranged from a high of $3,251,055 to a low of $1,788,480 with an average bid price of $2,293,780. The lowest two bid are within 3% of each other. Bid deviations of only 3% indicate that the two lowest bidders completely understand the project scope of work. Relative weighting of individual payment items was generally

uniform for the bids received, suggesting that there was a clear understanding of project work by prospective bidders, see (Attachment-A.1). An evaluation of the three (3) lowest bids received is presented herein.

3.1 **Arold Construction Company, Inc.** (Bidder No. 1 hereinafter) submitted the lowest numerical bid.

3.1.1 Accuracy of the Bid

No errors were found on the bid form submitted by Bidder No. 1. The total amount for payment items 1A through 15B included on the Bid Form matched the bid price of $1,788,480.00.

As indicated on the attached Bid Tabulation Form, Bidder No. 1 provided all requisite forms/information in the completed Bid Proposal.

3.1.2 Qualifications

Information submitted by Bidder No. 1 demonstrates in general, conformance with the required qualifications of Contractor included in the Contract Documents. The list of reference projects indicate that Bidder No. 1 has recent, relevant experience with the type of work required under this project. More than fifty percent (50%) of the eighteen (18) current reference projects identified by Bidder No. 1 in the Contract Documents were of a dollar value similar to or greater than the bid amount for this project. The list of reference projects indicate that Bidder No. 1 has recent, relevant experience with the type of work required under this project.

Dun and Bradstreet (D&B) financial reports were obtained by JRFA to assist in the assessment of qualifications and corporate profile evaluations of the three lowest bidders. Pursuant to a review of respective D&B report, Bidder No. 1 has an equivalent Financial Stress Score of 87 (low risk) and a 0.08% probability of failure.

3.1.2.a Principal Personnel

The principals of Bidder No.1 have been operating under this name for thirty-four (34) years.

3.1.2.b Reference Interviews

Bidder No. 1 is known to JRFA and the Town of Putnam Valley. The quality of their work and available manpower has been demonstrated on similar projects completed in the town and neighboring municipalities under the supervision of JRFA.

3.2 **T & A Construction, Inc.** (Bidder No. 2 hereinafter) submitted the lowest numerical bid.

3.2.1 Accuracy of the Bid

No errors were found on the bid form submitted by Bidder No. 2. The total amount for payment items 1A through 15B included on the Bid Form matched the bid price of $1,841,805.00.

As indicated on the attached Bid Tabulation Form, Bidder No. 2 provided all requisite forms/information in the completed Bid Proposal.

3.2.2 Qualifications

Information submitted by Bidder No. 2 demonstrates in general, conformance with the required qualifications of Contractor included in the Contract Documents. The list of reference projects indicate that Bidder No. 2 has recent, relevant experience with the type of work required under this project. Each of the five (5) current reference projects identified by Bidder No. 2 in the Contract Documents was of a dollar value greater than the bid amount for this project. The list of reference projects indicate that Bidder No. 2 has recent, relevant experience with the type of work required under this project.

Dun and Bradstreet (D&B) financial reports were obtained by JRFA to assist in the assessment of qualifications and corporate profile evaluations of the three lowest bidders. Pursuant to a review of respective D&B report, Bidder No. 2 has an equivalent Financial Stress Score of 23 (moderate-high) and a 0.64% probability of failure which is marginally greater than the D&B average of 0.48%.

3.1.2.a Principal Personnel

The principals of Bidder No.2 have been operating under this name for six (6) years.

3.1.2.b Reference Interviews

Bidder No. 2 is known to JRFA and the Town of Putnam Valley. The quality of their work and available manpower has been demonstrated on similar projects with direct involvement of JRFA representatives, completed in the town and neighboring municipalities.

3.3 **Gianfia Corp., Inc.** (Bidder No. 3 hereinafter) submitted the third lowest numerical bid.

3.3.1 Accuracy of the Bid

No errors were found on the bid form submitted by Bidder No. 3. The total amount for payment items 1A through 15B included on the Bid Form matched the bid price of $3,251.055.60.

As indicated on the attached Bid Tabulation Form, Bidder No. 3 provided all requisite forms/information in the completed Bid Proposal, except for a certified financial statement (to be made available if lowest responsive bidder).

3.3.2 Qualifications

Information submitted by Bidder No. 3 demonstrates in general, conformance with the required qualifications of Contractor included in the Contract Documents. The list of reference projects indicate that Bidder No. 3 has recent, relevant experience with the type of work required under this project. All seven (7) of the recent reference projects

identified by Bidder No. 3 in the Contract Documents were of a dollar value like or greater than the bid amount for this project. The reference projects indicate that Bidder No. 3 has recent, relevant experience with the type of work required under this project.

Dun and Bradstreet (D&B) financial reports were obtained by JRFA to assist in the assessment of qualifications and corporate profile evaluations of the three lowest bidders. Pursuant to a review of respective D&B report, Bidder No. 3 has an equivalent Financial Stress Score of 49 (moderate risk) and a 0.25% probability of failure.

3.2.2.a Principal Personnel

The principals of Bidder No. 3 have been operating under this name for twenty-one (21) years.

3.2.2.b Reference Interviews

Bidder No. 3 is known to JRFA. The quality of their work and available manpower has been demonstrated on several projects completed in neighboring municipalities under the supervision of JRFA.

4.0 Recommendations

JRFA has reviewed the completed Bid Proposals submitted by each of the three (3) lowest bidders for the **New Hill Road Culvert Replacement Project.**

Each of the three bidders evaluated herein has submitted a responsive bid that conforms to the requirements of the Contract Documents. All Bidders have financial stress scores that indicate low to moderate business performance risk in accordance with D&B reports. Each of the three lowest bidders has demonstrated recent, relevant work experience and has worked successfully with JRFA on similar municipal infrastructure projects.

Based on an evaluation of total bid amounts, project experience, D&B company profile information and project reference interviews, we recommend that the Contract be awarded to **Arold Construction Company, Inc**. as the lowest responsible bidder for this project.

BID TABULATION FORM

BID TABULATION SHEET FOR:	LOCATION:	BID OPENING DATE: September 30, 2026	J. Robert Felchetti
TOWN OF PUTNAM VALLEY NEW HILL ROAD CULVERT REPLACEMENT PROJECT	TOWN OF PUTNAM VALLEY 265 OSCAWANA LAKE ROAD PUTNAM VALLEY, NY 10579	BID OPENING TIME: 11:00 AM Page 1 of 3	& Associates

	CONTRACTOR:					
BID ITEM	Arold Construction Company, Inc.	T&A Construction, Inc.	Gianfia Corp.			
BID PROPOSAL FORM	X	X	X			
ACKNOWELDGEMENT OF ADDENDA RECEIVED	X	X	X			
BID BOND (5%)	X	X	X			
BID PROPOSAL CERTIFICATIONS						
A. CERTIFIED COPY OF RESOLUTION OF BOARD OF DIRECTORS	X	X	X			
B. STATEMENT OF BIDDERS QUALIFICATIONS	X	X	X			
B.1 REFERENCES FOR JOBS IN PROGRESS	X	X	X			
B.2 REFERENCES FOR SIMILAR PROJECT WORK	X	X	X			
B.3 NAMES AND EXPERIENCE OF INDIVIDUALS IN FIRM	X	X	X			
B.4 FINANCIAL REFERENCES	X	X	X			
C. NONCOLLUSION AFFIDAVIT	X	X	X			
D. CERTIFICATE PURSUANT TO NYS GENERAL MUNICIPAL LAW	X	X	X			
E. EQUAL EMPLOYMENT CERTIFICATION	X	X	X			
F. CERTIFICATION OF NONSEGRATED FACILITIES	X	X	X			
G. SITE VISITATION STATEMENT	X	X	X			

BID TABULATION FORM

BID TABULATION SHEET FOR:
TOWN OF PUTNAM VALLEY
NEW HILL ROAD CULVERT REPLACEMENT PROJECT

BID OPENING DATE: September 30, 2026
BID OPENING TIME: 11:00 AM
Page 2 of 3

Town of Putnam Valley
J. Robert Folchetti & Associates

PAYMENT ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	Arold Construction Company, Inc		T&A Construction, Inc.		Gianfia Corp.			
				Unit Price	Cost	Unit Price	Cost	Unit Price	Cost		
1	**Demolitions and Removals**										
1A	Timber Decked Bridge Structure Deck (excluding Steel I-Beams and Timber Beams)	360	SF	$35.00	$12,600.00	$45.00	$16,200.00	$200.00	$72,000.00		
1B	10 Foot Height (NOM.) Concrete Bridge Abutments	20	LF	$500.00	$15,000.00	$300.00	$9,000.00	$940.00	$28,200.00		
1C	Timber Rectangular Rail (incl. 8" x 6" ea. Timber Curb)	40	LF	$150.00	$6,000.00	$25.00	$1,000.00	$290.00	$11,600.00		
1D	9 Foot Height (NOM.) Concrete Wing Walls	25	LF	$300.00	$7,500.00	$300.00	$7,500.00	$1,100.00	$27,500.00		
1E	Asphalt Cement Concrete Pavement 8" to 10" Depth	5,650	SY	$8.00	$45,520.00	$4.00	$22,600.00	$8.00	$45,520.00		
1F	Street Signs	4	EA	$100.00	$400.00	$50.00	$200.00	$600.00	$2,400.00		
1G	3 Foot Height (Nom.) Field Stone Walls	170	LF	$100.00	$17,000.00	$95.00	$5,950.00	$120.00	$20,400.00		
	Sub-Total:				**$104,020.00**		**$62,610.00**		**$207,620.00**		
2	**Clearing and Grubbing**										
2A	Clearing & Grubbing (incl. tree stump removal, fifteen (15) stumps 8"-30" dia.)	2,345	SY	$25.00	$58,625.00	$12.00	$28,140.00	$30.00	$70,350.00		
	Sub-Total:				**$58,625.00**		**$28,140.00**		**$70,350.00**		
3	**Rock Excavation and Disposal**										
3A	Rock Excavation & Disposal (incl. pre-drilling, breaking, mechanical excavation and off-site disposal)	500	CY	$150.00	$15,000.00	$250.00	$25,000.00	$620.00	$62,000.00		
	Sub-Total:				**$15,000.00**		**$25,000.00**		**$62,000.00**		
4	**Earth Excavation and Disposal**										
4A	Earth Excavation & Disposal (incl. mechanical excavation and off-site disposal)	360	CY	$120.00	$43,200.00	$100.00	$36,000.00	$170.00	$61,200.00		
	Sub-Total:				**$43,200.00**		**$36,000.00**		**$61,200.00**		
5	**Cast-in-Place Concrete**										
5A	Concrete Pile Caps/Footings for Steel H-Piles	80	CY	$950.00	$76,000.00	$1,950.00	$156,000.00	$1,500.00	$120,000.00		
	Sub-Total:				**$76,000.00**		**$156,000.00**		**$120,000.00**		
6	**Steel H-Piles**										
6A	Steel H-Pile Sections (HP 10 x 42) Type 1, No. of Piles = 32	2,080	VF	$125.00	$260,000.00	$155.00	$322,400.00	$250.00	$520,000.00		
	Sub-Total:				**$260,000.00**		**$322,400.00**		**$520,000.00**		
7	**Pre-Cast Concrete Culvert**										
7A	Pre-Cast Concrete Arch Culvert 36"W x 9'H	30	LF	$5,500.00	$165,000.00	$6,500.00	$195,000.00	$7,500.00	$225,000.00		
7B	Pre-Cast Concrete Headwall (incl. Mounting & Fastening Hardware)	2	EA	$21,500.00	$55,000.00	$24,000.00	$48,000.00	$55,000.00	$110,000.00		
7C	Pre-Cast Concrete Wingwall (incl. Mounting & Fastening Hardware)	4	EA	$19,850.00	$79,400.00	$21,000.00	$84,000.00	$35,000.00	$140,000.00		
7D	Culvert Structure Foundation Stone/Embodment Material (incl. Geotextile (i.e. Filter Fabric) Underlayment	210	CY	$125.00	$26,250.00	$100.00	$21,000.00	$220.00	$46,200.00		
7E	Select Backfill Material for Culvert/Roadway (Within the Limits of Prop. Channel Transects)	982	CY	$110.00	$63,800.00	$90.00	$52,200.00	$160.00	$92,800.00		
7F	Select Backfill Material for Culvert/Roadway Outside the Limits of Prop. Channel Transects)	200	CY	$110.00	$22,000.00	$90.00	$18,000.00	$190.00	$38,000.00		
7G	Stone Rip Rap Channel Embankment Stabilization Material (incl. Geotextile (i.e. filter Fabric) Underlayment)	75	CY	$195.00	$14,625.00	$110.00	$8,250.00	$210.00	$15,750.00		
	Sub-Total				**$426,075.00**		**$426,450.00**		**$887,750.00**		

BID TABULATION FORM

BID TABULATION SHEET FOR:					BID OPENING DATE:	September 30, 2026		
TOWN OF PUTNAM VALLEY					BID OPENING TIME:	11:00 AM		Page 2 of 3
NEW HILL ROAD CULVERT REPLACEMENT PROJECT					Town of Putnam Valley		J. Robert Faichetti & Associates	

PAYMENT ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	Arnold Construction Company, Inc		T&A Construction, Inc.		Glasfia Corp.			
				Unit Price	Cost	Unit Price	Cost	Unit Price	Cost		
8	**Stream By-Pass Pumping**										
8A	Stream By-Pass Pumping (incl. Mechanical Pumping Equipment, Controls, Bucket & Discharge Piping, Diesel Fuel, and Set Up, Monitoring & Removal of Equipment)	1	LS	$95,000.00	$95,000.00	$186,660.00	$193,000.00	$75,000.00	$75,000.00		
8B	Set Up and Removal of Sand Bag Cofferdam	1	LS	$65,280.00	$65,280.00	$60,600.00	$60,000.00	$100,000.00	$100,000.00		
	Sub-Total				$160,280.00		$253,000.00		$175,000.00		
9	**Roadway Construction**										
9A1	1 1/2" Asphalt Concrete Top Course	660	SY	$60.00	$39,600.00	$55.00	$37,950.00	$60.00	$37,800.00		
9A2	2 1/2" Asphalt Concrete Binder Course	660	SY	$50.00	$33,000.00	$45.00	$31,050.00	$52.00	$32,760.00		
9B	12" Concrete Footing (12"x30") Type SS1.02	220	CY	$80.00	$17,600.00	$75.00	$17,250.00	$190.00	$41,800.00		
	Sub-Total				$91,775.00		$86,250.00		$112,360.00		
10	**Timber Guide Rail**										
10A	Timber Guide Rail Post Plate & rail Fastening Hardware)	340	LF	$305.00	$104,370.00	$405.00	$161,500.00	$272.37	$109,500.60		
	Sub-Total				$104,370.00		$161,500.00		$109,500.60		
11	**Temporary Access Road Bridge**										
11A	Temporary Timber Bridge Structure	1	LS	$220,000.00	$220,000.00	$90,000.00	$90,000.00	$275,000.00	$275,000.00		
11B	Abutment Pile Bay (ABP 15-22')	428	EA	$1,000.00	$428,000.00	$315.00	$134,820.00	$345.00	$147,660.00		
11C	Pier Bay-Bay (ABP 15-22')	220	EA	$1,000.00	$220,000.00	$105.00	$23,100.00	$345.00	$75,900.00		
11D	8 Typ. Girder Roadway Bridge	1120	CY	$125.00	$140,000.00	$95.00	$106,400.00	$555.00	$621,600.00		
	Sub-Total				$348,000.00		$354,320.00		$854,160.00		
12	**Temporary Erosion and Sediment Controls**										
12A	Temporary Erosion and Sediment Control	1	LS	$15,000.00	$15,000.00	$55,000.00	$55,000.00	$280,000.00	$280,000.00		
	Sub-Total				$15,000.00		$55,000.00		$280,000.00		
13	**Temporary Construction Fence**										
13A	Temporary Construction Fencing (6' Height Chain Link w/Mesh Cloth)	715	LF	$2.00	$1,430.00	$30.00	$21,450.00	$58.00	$42,900.00		
	Sub-Total				$1,430.00		$21,450.00		$42,900.00		
14	**Maintenance and Protection of Traffic**										
14A	Maintenance and Protection of Traffic (incl. Temporary Roadway Surface)	1	LS	$40,000.00	$40,000.00	$10,000.00	$10,000.00	$189,000.00	$189,000.00		
	Sub-Total				$40,000.00		$10,000.00		$189,000.00		
15	**Vegetated Surface Restoration**										
15A	Application of 6" Top Soil Layer	2,000	SY	$20.00	$40,000.00	$12.00	$24,000.00	$26.00	$53,300.00		
15B	Application of Grass Seed Mix and Straw Mulch	2,000	SY	$5.00	$10,000.00	$4.00	$8,000.00	$11.00	$22,000.00		
	Sub-Total				$50,125.00		$32,000.00		$74,186.00		
	Grand Total				$1,788,480.00		$1,841,935.00		$3,351,665.60		

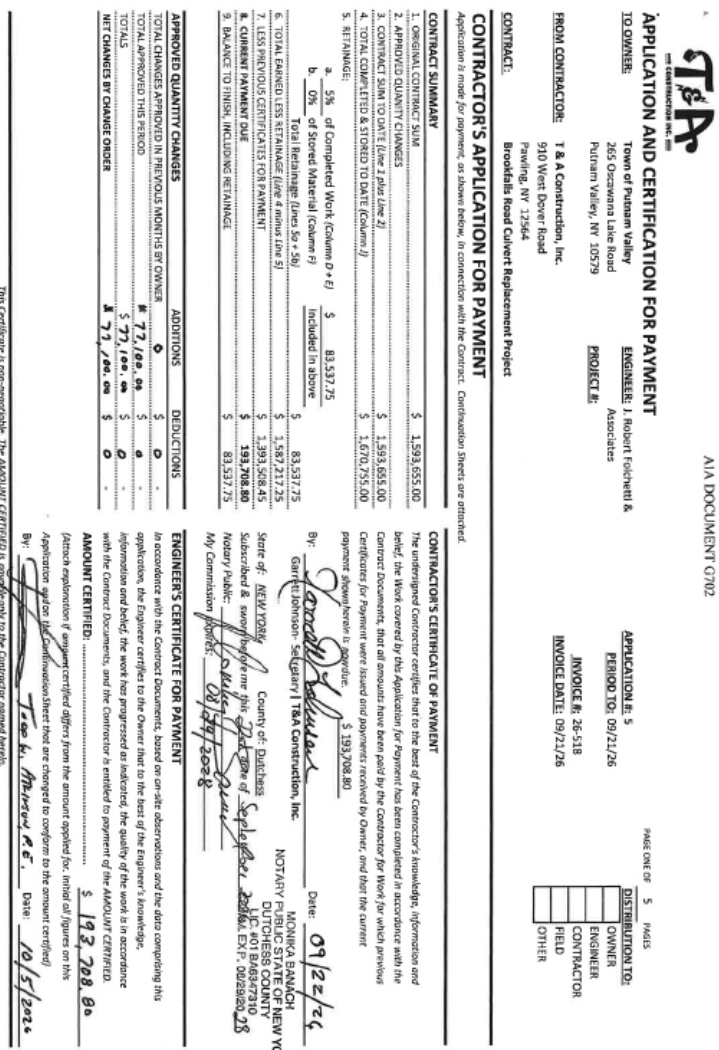
APPROVE BROOKFALLS ROAD CULVERT REPLACEMENT PROJECT

Presented by Councilwoman Howard

RESOLUTION #R26-314

RESOLVED, that the Town Board approve payment in the sum of $193,708.80 to T&A Construction, Inc. for work performed related to the Brookfalls Road Culvert Replacement Project. Funding for this project will be reimbursable through FEMA following the storm of July 2023.

Seconded by Councilman Russo, unanimously carried.



T&A CONSTRUCTION INC.

AIA DOCUMENT G702

PAGE ONE OF 5 PAGES

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: Town of Putnam Valley, 265 Oscawana Lake Road, Putnam Valley, NY 10579

ENGINEER: J. Robert Folchetti & Associates

PROJECT #:

APPLICATION #: 5
PERIOD TO: 09/21/26
INVOICE #: 26-518
INVOICE DATE: 09/21/26

DISTRIBUTION TO: OWNER, ENGINEER, CONTRACTOR, FIELD, OTHER

FROM CONTRACTOR: T & A Construction, Inc., 910 West Dover Road, Pawling, NY 12564

CONTRACT: Brookfalls Road Culvert Replacement Project

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheets are attached.

CONTRACT SUMMARY

1. ORIGINAL CONTRACT SUM	$ 1,593,655.00
2. APPROVED QUANTITY CHANGES	
3. CONTRACT SUM TO DATE (*Line 2 plus Line 2*)	$ 1,593,655.00
4. TOTAL COMPLETED & STORED TO DATE (*Column J*)	$ 1,670,755.00
5. RETAINAGE:	
a. 5% of Completed Work (*Column D + E*)	$ 83,537.75
b. 0% of Stored Material (*Column F*)	Included in above
Total Retainage (*Lines 5a + 5b*)	$ 83,537.75
6. TOTAL EARNED LESS RETAINAGE (*Line 4 minus Line 5*)	$ 1,587,217.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	$ 1,393,508.45
8. CURRENT PAYMENT DUE	$ 193,708.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE	$ 83,537.75

APPROVED QUANTITY CHANGES	ADDITIONS	DEDUCTIONS
TOTAL CHANGES APPROVED IN PREVIOUS MONTHS BY OWNER	0	$ 0
TOTAL APPROVED THIS PERIOD	$ 77,100.00	$ 0
TOTALS	$ 77,100.00	$ 0
NET CHANGES BY CHANGE ORDER	$ 77,100.00	$ 0

CONTRACTOR'S CERTIFICATE OF PAYMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received by Owner, and that the current payment shown herein is payable.

By: Garrett Johnson Secretary T&A Construction, Inc. Date: 09/22/26

State of: NEW YORK County of: Dutchess
Subscribed & sworn before me this 2nd day of September 2026
Notary Public: Monika Banach
My Commission Expires: 08/29/2028

MONIKA BANACH
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC #01 BA6347310
COMM. EXP. 08/29/2028

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $ 193,708.80

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

By: Tom M. Mahrous P.E. Date: 10/5/2026

This Certificate is non-negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

DISCUSS PROPOSED REAPPROPRIATION OF SUB-CONTINGENCY FUNDS TO MUNICIPALITIES

Presented by Supervisor Jolicoeur

County Contingency Funds – Budget Discussion

The Town Board discussed the proposed distribution of $6.5 million in County contingency funds that had already been allocated in the 2026 County Budget.

During the County Executive's recent budget presentation, it was suggested that these funds be distributed among the towns and villages to help offset rising municipal costs. The proposed distribution would follow the same population-based formula used for sharing sales tax revenue.

Under this proposal, the Town of Putnam Valley would receive approximately $780,000, which would provide significant relief to the Town's budget.

It was noted that both the Supervisor and a Town Board member attended the County Executive's presentation and advocated for the distribution. Several County legislators have also expressed support, although additional legislative approval is needed.

The Board discussed the importance of securing approval before the towns adopt their upcoming budgets so that the anticipated revenue could be reflected in their budget figures. If approval is delayed, the distribution could potentially occur before year-end; however, the funds could not be included in the Town's adopted budget unless confirmed beforehand.

It was further explained that, because this would be a one-time distribution, the County may establish guidelines and restrictions regarding how municipalities can utilize the funds.

Residents were encouraged to contact County legislators to express their support for the proposal and emphasize the financial challenges municipalities and taxpayers are currently facing.

The Board also reminded residents that the Town's Budget Public Hearing is scheduled for October 21, 2026, and that an opportunity for public comment would be provided.

ALISON JOLICOEUR
Supervisor
AJolicoeur@PutnamValley.gov

Town Board Members
SHERRY HOWARD, *Councilwoman*
LOUIE LUONGO, *Councilman*
CHRISTIAN RUSSO, *Councilman*
C.J. BROOKS, *Councilman*

Supervisor's Office
MARIA ANGELICO, *Finance Director*
MARGARET DiRUBBA, *Facilities Department*
ELAINE McGINTY, *Chief of Staff to Supervisor*

October 8, 2026

Via E-mail

Legislator Nancy Montgomery
Putnam County Legislature
40 Gleneida Ave
Carmel, New York 10579

Re: Proposed Reappropriation of Sub-Contingency Funds to Municipalities

Dear Legislator Montgomery,

We are writing to you to seek your assistance, and are kindly requesting that you support the proposed reappropriation of $6.5 million in sub-contingency funds from the 2026 county budget directly to the towns and villages within the county.

The sharing of these funds with local municipalities would be a huge assistance to the Town of Putnam Valley in offsetting increased levels of costs and unfunded mandates, which are particularly high this year. Our highway department is especially affected by the exorbitant energy and fuel costs, not to mention the unprecedented rise in the cost of salt. Unfortunately, these items are necessities to run our town and to keep our residents safe throughout the harsh winter months.

It is our understanding that there are currently three (3) legislators already on record as supporting County Executive Byrne's initiative, and we strongly urge you to join them in their efforts. The portion of these funds that would be allotted to Putnam Valley would assist us in lowering the tax burden on our constituents.

We look forward to hearing from you, and thank you so much for your attention to this matter.

Gratefully,

Alison Jolicoeur
Supervisor

Shery Howard
Councilwoman/Deputy Supervisor

Louie Luongo
Councilman

Christian Russo
Councilman

C.J. Brooks
Councilman

cc: County Legislature Kevin Byrne

ACCEPT RESIGNATION OF RAY GALLAGHER

Presented by Councilman Brooks

RESOLUTION #R26-315

RESOLVED, that the Parks & Recreation Department and its Commission recommend that the Town Board accept the resignation of Raymond Gallagher. The effective date of resignation will be September 22nd, 2026

Seconded by Councilman Russo, unanimously carried.

The Board thanked Ray for all his hard work and wished him well in his retirement

ACCEPT RESIGNATION OF MICHAEL FRAIOLI

Presented by Councilman Brooks

RESOLUTION #R26-316

RESOLVED, that the Town Board accept the resignation of Michael Fraioli, who has been serving as a groundskeeper/recreation assistant for our Parks & Recreation Department, and has submitted his resignation effective October 18, 2026. This will be processed in accordance with our standard procedures.

Seconded by Councilman Luongo, unanimously carried.

APPROVE REQUEST TO GO TO BID FOR MATERIALS

Presented by Councilman Luongo

RESOLUTION #R26-317

RESOLVED, that the Town Board approve the request for materials to be used by the Highway Department in 2027.

Seconded by Council, unanimously carried.

ACCEPT RESIGNATION OF DONALD YERKS

Presented by Councilman Luongo

RESOLUTION #R26-318

RESOLVED, that the Town Board accepts the resignation of Donald Yerks from the position of Truck Driver/Mechanic's Helper, effective October 16, 2026.

Seconded by Councilwoman Howard, unanimously carried

APPOINT NEW TRUCK DRIVER

Presented by Supervisor Jolicoeur

RESOLUTION #R26-319

RESOLVED, that the Town Board appoint Nicholas Mignano, of 10 Rush Dr, Putnam Valley, NY 10579, to the position of Truck Driver at the rate of $41.50 effective October 19, 2026. He replaces Donald Yerks, who resigned effective October 16, 2026

Seconded by Councilman Brooks, unanimously carried

APPOINT NEW LABORER

Presented by Supervisor Jolicoeur

RESOLUTION #R26-320

RESOLVED, that the Town Board appoint Michael Fraioli, of 3175 Hollywood St, Mohegan Lake, NY 10547, to the position of full-time laborer at the probationary rate of $34.56, effective October 19, 2026. He replaces Nick Mignano, who was promoted to Truck Driver on the same date.

Seconded by Councilman Luongo, unanimously carried.

APPROVE ROARING BROOK LAKE DRAWDOWN 2026

Presented by Councilman Russo

RESOLUTION #R26-321

RESOLVED, that the Town Board authorizes the Roaring Brook Lake Dam Custodian, Sam Lee, to begin lowering the level of Roaring Brook Lake by approximately 40-48 inches. The drawdown is to be completed no later than October 31, 2026.
Following the initial drawdown, Sam Lee will monitor and maintain the lake level throughout the winter, in consultation with the Lake Manager and based on conditions at the lake.
In determining when to open or close the valve, Sam will take into consideration the existing lake level, weather conditions, anticipated precipitation, and other relevant factors affecting the lake.

Seconded by Councilman Luongo, unanimously carried.

APPROVE LAKE PEEKSKILL DRAWDOWN 2026

Presented by Supervisor Jolicoeur

RESOLUTION #R26-322

RESOLVED, that the Town Board authorizes the LPID crew to immediately begin lowering the level of Lake Peekskill by approximately 3-4 feet for the 2026 season. The drawdown will be completed no later than November 15, 2026.

Seconded by Councilman Brooks, unanimously carried.

APPROVE LPID SOLARRAFT SYSTEM PURCHASE

Presented by Supervisor Jolicoeur

RESOLVE, the Town Board authorize the purchase of two SolarRaFT systems from Hydro BioScience, LLC, for Lake Peekskill.
The SolarRaFT system is being proposed as part of the District's ongoing efforts to address lake management and water quality concerns at Lake Peekskill. The equipment provides solar-powered treatment designed to help mitigate the blue-green algae (cyanobacteria) issues that Lake Peekskill is vulnerable to.
The proposed purchase consists of the following equipment:

- 2 - 150W SolarRaFT-QDB Quattro ARCS $7,000 $14,000
- 1 - 85-26Vac PSU ARCS $3,000 $ 3,000
- 1 - Sonic Head NSF61 Pwr Cable $512 $512

Total **$17,512.00**

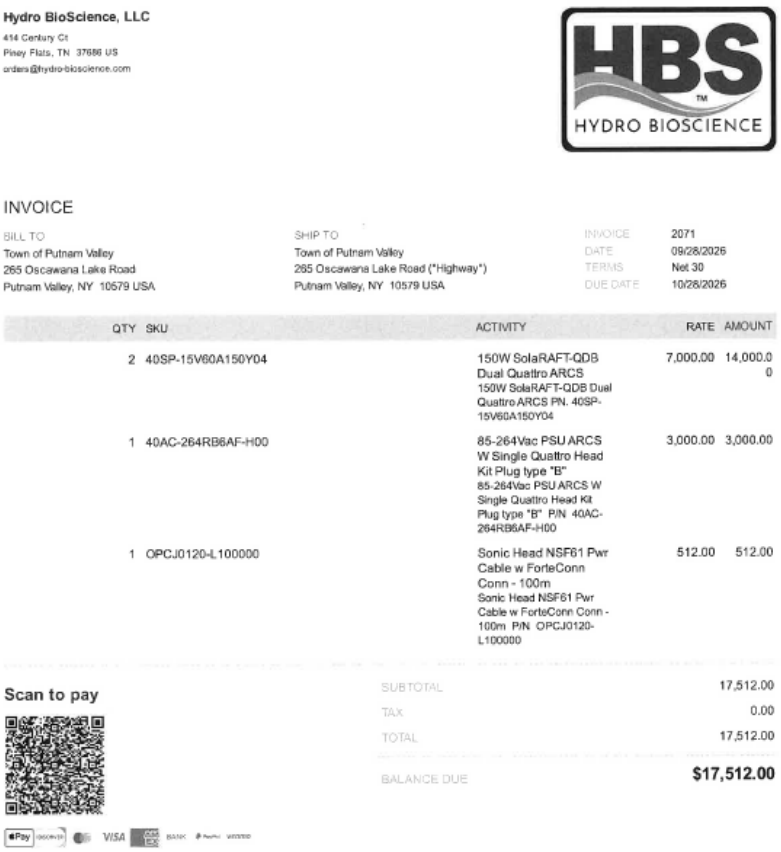
The total cost is $17,512.00. The district will cover the cost.

Ultrasonic algae-control equipment – Item 11C

The Supervisor and the Board discussed the proposed purchase, a reported 30% discount, uncertainty regarding effectiveness, maintenance, and possible future biological treatment permitting. The Supervisor stated the purchase would not be voted on that evening.

A motion to **TABLE** Item 11C was made,

Seconded by Councilman Brooks, unanimously carried



Hydro BioScience, LLC
414 Century Ct
Piney Flats, TN 37686 US
orders@hydro-bioscience.com

HBS™ HYDRO BIOSCIENCE

INVOICE

BILL TO	SHIP TO		
Town of Putnam Valley 265 Oscawana Lake Road Putnam Valley, NY 10579 USA	Town of Putnam Valley 265 Oscawana Lake Road (*Highway*) Putnam Valley, NY 10579 USA	INVOICE DATE TERMS DUE DATE	2071 09/28/2026 Net 30 10/28/2026

QTY	SKU	ACTIVITY	RATE	AMOUNT
2	40SP-15V60A150Y04	150W SolaRAFT-QDB Dual Quattro ARCS 150W SolaRAFT-QDB Dual Quattro ARCS PN. 40SP-15V60A150Y04	7,000.00	14,000.00
1	40AC-264RB6AF-H00	85-264Vac PSU ARCS W Single Quattro Head Kit Plug type "B" 85-264Vac PSU ARCS W Single Quattro Head Kit Plug type "B" P/N 40AC-264RB6AF-H00	3,000.00	3,000.00
1	OPCJ0120-L100000	Sonic Head NSF61 Pwr Cable w ForteConn Conn - 100m Sonic Head NSF61 Pwr Cable w ForteConn Conn - 100m P/N OPCJ0120-L100000	512.00	512.00

Scan to pay

SUBTOTAL	17,512.00
TAX	0.00
TOTAL	17,512.00
BALANCE DUE	**$17,512.00**

APPROVE WILDWOOD KNOLLS FACILITIES USERS REVENUE REPORT 2026

Presented by Councilman Luongo

RESOLUTION #R26-323

RESOLVED, that the Town Board accept the following summary of user fees collected for the Wildwood Knolls Facility for the year 2026:

- 7 facility users @ $300 each: $2,100
- 1 facility user @ $275: $275
- Total collected: **$2,375.00**

Please note: This total is $3,625.00 less than the amount originally presented to the Town Board, as 12 individuals from the user list elected not to pay the fee.
The current list of Wildwood Knolls Facility users is attached for your reference.

Wildwood Knolls user-fee report – Item 11D
The Board considered the 2026 facility-use revenue report. The narrative stated eight users at $300 and one at $275, totaling $2,675, with 12 previously listed users electing not to pay. A discrepancy with an attached chart was identified during discussion. The report was accepted subject to verification/correction of the user count and total.

Seconded with the amendment by Councilman Russo, unanimously carried.

2026 Wildwood Knolls Facility Users' Fees Collected	
Tax Map	Amount
62.11-1-64	$275.00
62.11-1-60	
62.11-1-61	$300.00
62.11-2-42	
62.11-2-35	$300.00
62.-1-35	
62.15-1-48	$300.00
62.-1-36	
62.-1-34	$300.00
62.-1-20	
62.11-1-68	
62.11-1-67	$300.00
62.11-1-66	$300.00
62.11-2-38	
62.15-1-78.1	$300.00
62.11-2-46	
62.11-2-5	
62.11-2-6	
62.11-2-7	$300.00
62.151-1-51	
Total:	$2,675.00

APPROVE LOOKOUT MANOR DOCK REPAIR

Presented by Councilman Russo

RESOLUTION #R26-324

RESOLVED, that the Town Board authorizes Jacobs Construction to repair the dock at Lookout Manor.

The dock was lifted during the July 29, 2026 storm and is currently not level, creating a safety concern. The repair should be completed as soon as possible, particularly with colder weather approaching.

An insurance claim has been submitted, and we are currently awaiting their response.

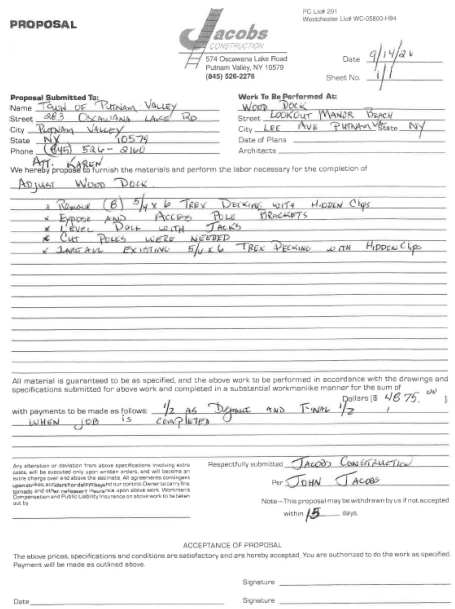
The scope of work includes:

- Removing the existing decking to expose the pole brackets
- Leveling the dock using jacks
- Cutting the poles as necessary to properly level the dock
- Replacing the existing Trex decking.

The cost of the repair is **$4,875.00** and will initially be paid by the district. Any amount subsequently reimbursed by the insurance company will be credited back to the district.

Supervisor Jolicoeur made note that they did hear back from the Insurance Company, and they will **NOT** be paying for the damages from the storm

Seconded by Councilman Brooks, unanimously carried.



PROPOSAL

Jacobs CONSTRUCTION
574 Oscawana Lake Road
Putnam Valley, NY 10579
(845) 526-2276

PC Lic# 291
Westchester Lic# WC-05800-H94

Date 9/14/26
Sheet No. 1/1

Proposal Submitted To:
Name TOWN OF PUTNAM VALLEY
Street 283 OSCAWANA LAKE RD
City PUTNAM VALLEY State NY 10579
Phone (845) 526-2100
ATT: KAREN

Work To Be Performed At:
WOOD DOCK
Street LOOKOUT MANOR BEACH
City LEE AVE PUTNAM VALLEY State NY
Date of Plans
Architects

We hereby propose to furnish the materials and perform the labor necessary for the completion of
ADJUST WOOD DOCK

- REMOVE (8) 5/4 X 6 TREX DECKING WITH HIDDEN CLIPS
- EXPOSE AND ACCESS POLE BRACKETS
- LEVEL DOCK WITH JACKS
- CUT POLES WERE NEEDED
- INSTALL EXISTING 5/4 X 6 TREX DECKING WITH HIDDEN CLIPS

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars ($ 4875.00)
with payments to be made as follows: 1/2 AS DEPOSIT AND FINAL 1/2 WHEN JOB IS COMPLETED

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 hazards. Workmen's Compensation and Public Liability insurance on above work to be taken out by

Respectfully submitted JACOBS CONSTRUCTION
Per JOHN JACOBS

Note—This proposal may be withdrawn by us if not accepted within 15 days.

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.

Signature
Date
Signature

APPROVE LPID NORTH BEACH REPAIR

Presented by Supervisor Jolicoeur

RESOLUTION #R26-325

RESOLVED, that the Town Board authorizes Landwork Contractors to repair damage sustained at LPID, North Beach, as a result of the July 29, 2026 storm.

The proposed scope of work includes all labor, materials, equipment, and cleanup for the following scope of work:

- Reconstruction of approximately 20 feet of the Unilock retaining wall over a sub-base - **$9,875.00**
- Rake and redistribute eroded sand back onto the beach area. Underwater sand will not be reclaimed. This portion off the work has already been completed by the LP Crew.
- Supply and spread ~~60~~ 40 cubic yards of new sand onto the beach area. **~~$9,750.00~~ $6,500.**

The contractor will use NYS Prevailing Wage labor rates.

It is necessary to complete this work as soon as possible, as additional storms will result in further damage to the retaining wall and beach area.

The total cost of the proposed repair is **not to exceed $16,375.00**, which is $3,250 less than originally projected. The cost will initially be paid by the District. Any amount subsequently reimbursed by the insurance company will be credited back to the District.

Seconded by Councilman Luongo, unanimously carried



Landwork Contractors, Inc.
144 Buckshollow Rd
Mahopac, NY 10541 US
www.landworkcontractors.com

INVOICE

BILL TO
Town of Putnam Valley
265 Oscawana Lake Rd.
Putnam Valley, NY 10579

SHIP TO
Town of Putnam Valley
265 Oscawana Lake Rd.
Putnam Valley, NY 10579

INVOICE # 20996
DATE 10/07/2026
DUE DATE 10/07/2026
TERMS Due on receipt

DATE	NEW CHARGES	AMOUNT
10/06/2026	**Retaining Wall Construction** Reconstruct approximately 20' of the Unilock retaining wall over a compacted gravel sub-base. Supply and compact crushed gravel in the washed out areas below the wall. NYS Prevailing Wage Labor $9,875.00 Job Site:North Beach Lake Peekskill, NY	9,875.00
10/06/2026	**Sand Installation** Supply and spread 60 cubic yards of new sand onto the beach area. NYS Prevailing Wage Labor $9,750.00 Less: Credit back for 20 cubic yards of sand as only 40 cubic yards was needed.--$3,250.00 ($9,750.00 - $3,250.00 = $6,500.00) Job Site: North Beach Lake Peekskill, NY	6,500.00

Scan to pay

SUBTOTAL	16,375.00
TAX	0.00
TOTAL	16,375.00
BALANCE DUE	**$16,375.00**

Phone: (914) 470-2537
E-mail: info@landworkcontractors.com

APPROVE LPID CARRERAS BEACH REPAIR

Presented by Supervisor Jolicoeur

RESOLVE, that the Town Board authorize Landwork Contractors to repair damage sustained at LPID, Carraras Beach, as a result of the July 29, 2026 storm.

The proposed scope of work includes all labor, material, equipment, and cleanup for the following scope of work:

- Supply and spread rip rap around the edges of the asphalt entrance to the boat dock and beach area. Continue to taper towards the water edge on the boat ramp side. The rip rap will continue to the edge of the concrete shed pad - **$9,850.00.**
- Supply and spread gravel on the eroded side of the exposed culvert.
- Rake and redistribute eroded sand back onto the beach area.
- Supply and spread 60 cubic yards of new sand onto the beach area - **$9,750.00**
- Fill the voids of the permeable pavers with 3/4- inch crushed gravel - **$1,875.00**

The contractor will use NYS Prevailing Wage labor rates.

It is necessary to complete this work as soon as possible, as additional storms will result in further damage to the beach area.

The total cost of the proposed repair is **not to exceed $22,000**, subject to confirmation of the final scope and pricing. The cost will initially be paid by the District. Any amount subsequently reimbursed by the insurance company will be credited back to the District.

Supervisor Jolicoeur and the Board discussed the proposed repairs at Carreras Beach, noting that the work has not yet been completed. It was confirmed that insurance would not reimburse the Town for the previous damage, which must be considered when evaluating additional expenditures.

Discussion included the long-term use of Carreras Beach and whether it should continue operating as a recreational beach or transition primarily to a boat launch with a more natural shoreline and riparian buffer.

The proposed scope of work included riprap installation, redistribution of eroded sand, placement of additional sand, and filling the voids in the permeable pavers with crushed gravel. It was noted that Lake Peekskill Improvement District personnel had already completed some repairs near the boat ramp.

Board members expressed concern about investing additional funds without first determining the most appropriate long-term use of the property. They discussed

obtaining input from the Improvement District and residents, evaluating alternative shoreline improvements, and potentially scheduling the work for spring 2027.

It was also noted that notices would be distributed regarding boats stored at the beach, reminding owners that their boats must display the required identification stickers.

The Board agreed that further discussion was warranted and suggested placing the matter on the following week's agenda to begin gathering additional input.

Supervisor Jolicoeur made a motion to **TABLE** Agenda Item 11G, Carreras Beach Repairs, pending further discussion.

Seconded by Councilman Russo, unanimously carried

LANDWORK CONTRACTORS

144 Buckshollow Road
Mahopac, NY 10541
(914) 479-2537/Fax: (914) 293-0094
www.landworkcontractors.com

Proposal To:Contract between Landwork Contractors, Inc. and the following
Client: Town of Putnam Valley
265 Oscawana Lake Road
Putnam Valley, NY 10579
Job Site: Carrara Beach 221 Lake Drive Lake Peekskill, NY
Proposal Dated: September 17, 2026

Landwork Contractors, Inc. submits its proposal to include all labor, material, equipment and clean up necessary to complete the following scope of work:

1. Supply and spread rip rap around the edges of the asphalt entrance to the boat dock and beach area. The rip rap will continue to taper towards the water edge on the boat ramp side. The rip rap will continue to the edge of the concrete shed pad on the beach area. $9,850.00
2. Supply and spread gravel on the eroded side of the exposed culvert. (Completed by the Town Highway Department.)
3. Rake as much as the eroded sand and spread it back onto the beach area. Underwater sand will not be reclaimed. (Completed by the Town Highway Department.)
4. Supply and spread 60 cubic yards of new sand onto the beach area from the concrete shed pad edge down to the south end of the beach. $9,750.00
5. Fill the voids of the permeable pavers with ¾" crushed gravel. $1,875.00

The above proposal is using NYS Prevailing Wage Labor rates.

I look forward to working with you on this project. If you have any questions or concerns, please don't hesitate to contact me.

Regards,
Joe Ruggiero
Landwork Contractors, Inc.
Cell: 914-646-4846
joe@landworkcontractors.com

Westchester County License # WC-20462 / Putnam County License # PC-3694

APPROVE DAILY FEE REPORT SUMMARY SEPTEMBER 1-30, 2026

Presented by Councilman Russo

RESOLUTION #R26-326

Town of Putnam Valley

M5 Standard Fee Report Paid Only
From 09/01/2026 To 09/30/2026

Count by Type

Fee Type	Count	Total
Above Ground Pool	1	$75.00
ADDITION/ALTERATION	6	$2,891.00
CW	1	$75.00
DECK	4	$1,791.00
DEM/R	1	$100.00
ELECTRI APP/NY ELEC	7	$350.00
ELECTRIC APP/SWIS	17	$850.00
FENCE/WALL	4	$300.00
GAS/PROPANE	1	$75.00
GENERATOR PERMIT	1	$75.00
HVAC	6	$675.00
MI	3	$342.00
OIL TANK	1	$125.00
PELLET STOVE	2	$150.00
PERMIT FEE	33	$3,235.00
PL	4	$315.00
RENEWAL	10	$6,484.00
RU	2	$375.00
SEARCH	21	$4,200.00
SI	1	$200.00
SOLAR PANELS	2	$1,734.00
TREE	1	$75.00
WETL	1	$150.00
WOOD STOVE PERMIT	1	$75.00
WT/S	1	$100.00
	131	$24,797.00

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

Seconded by Councilwoman Howard, unanimously carried.

PUBLIC COMMENT

– Patty Villanova, Lookout Manor

Fire Department Budget and New Firehouse Construction

Patty Villanova expressed concerns regarding the proposed Fire Department budget and the lack of transparency surrounding the total cost of the new firehouse construction project.

Ms. Villanova questioned how the Town Board could consider approving the proposed budget without having a definitive accounting of the project's expenditures. She noted that construction officially began in June 2021, with an anticipated completion period of 18 months, and that the building remains unfinished approximately five years later.

She raised concerns regarding the project's financing structure, the absence of a public referendum, and the fact that the Putnam Valley Volunteer Fire Department, Inc., as a private 501(c)(3) corporation, holds ownership of the property despite the project being funded through taxpayer-supported fire protection contracts.

Ms. Villanova also referenced the expenditure of more than $2 million to remediate approximately 17,000 cubic yards of illegally dumped contaminated material at the construction site. She stated that a December 2024 legal settlement recovered approximately $300,000, leaving a substantial financial shortfall.

She urged the Town Board to consider implementing additional taxpayer protections before approving the proposed budget or entering into a new fire protection contract, including:

- Contractual provisions protecting the Town's financial interests, including a right of first refusal and a reversionary clause concerning ownership of the property should the Fire Department dissolve or cease providing services.
- Quarterly financial reporting, including payroll and expenditure documentation, submitted directly to the Town Comptroller.
- Restrictions preventing operational fire protection funds from being redirected to cover construction deficits.
- An independent forensic CPA audit of the Department's financial records to establish the actual cost of the new firehouse.

Ms. Villanova further questioned the future use of the existing firehouse and any additional financial obligations its disposition or renovation might impose on taxpayers.

She concluded by requesting greater transparency, accountability, and a full public discussion of the project's financial implications before the Town Board proceeds with budget approval.

Bill Gouldman, Putnam County Legislator

County Legislator Bill Gouldman advised the Town Board that the Town had not yet submitted an application for a grant to reimburse lifeguard training expenses incurred during the current year.

He explained that although the application deadline was in September, funding may still be available to reimburse the Town for pool lifeguard training, instructors, and related costs.

Legislator Gouldman encouraged the Board to contact Kerry Brophy of Putnam County Parks as soon as possible, preferably before the end of the week, to inquire about submitting an application. He offered to provide additional contact information if needed.

Adjournment

Supervisor Jolicoeur made a motion to adjourn the meeting at 6:02 pm

Seconded by Councilman Russo, unanimously carried.

Supporting documents for the October 14th Work Session can be found using this link

10-14-2026-Town-Board-WORK-SESSION-with-supporting-documents.pdf

A video of the meeting can be found using this link

Town Board Work Session: October 14, 2026

Next Town Board Meeting: Wednesday, October 21st, 2026, 6 PM

Public Hearings: Wednesday, October 21st, 2026, 6 PM

1. **Budget 2027**
2. **Senior Tax Exemption Language Correction**

Respectfully submitted,

Michelle Stephens
Michelle Stephens
Town Clerk
10/16/2026