

PUTNAM VALLEY TOWN BOARD
PUBLIC HEARING
6:00 P.M.
WEDNESDAY, AUGUST 10, 2016

ROARING BROOK LAKE SEPTIC PUMP-OUT

PUTNAM VALLEY TOWN BOARD
WORK SESSION
6:00 P.M.
WEDNESDAY, AUGUST 10, 2016

1. Pledge of Allegiance.
2. Discussion regarding Special Use Permit changes.
3. Approve purchase of six (6) additional “Welcome to Putnam Valley” street banners.
4. Authorize funding for community media equipment.
5. Authorize going out to bid for community media equipment.
6. Authorize submission of a Letter of Intent and grant application for 2017 funding through NYS Office of Children and Family Services for the Putnam Valley Youth Ambulance Corps.
7. Authorization to go out to bid for District Garbage pickup.

PUTNAM VALLEY TOWN BOARD
PUBLIC HEARING
6:00 P.M.
WEDNESDAY, AUGUST 10, 2016

ROARING BROOK LAKE SEPTIC FIVE YEAR PUMP-OUT

Present: Supervisor Oliverio
Councilwoman Whetsel
Councilman Mackay
Councilman Luongo

Also Present: Town Counsel Florence
Town Clerk, Sherry Howard

Supervisor Oliverio opened the Public Hearing at 6:00 p.m.

Supervisor Oliverio said that this subject has been discussed at prior meetings, and with the Roaring Brook Lake Association. A survey was also done which came out 3 to 1 in favor. Tonight we would like to hear from the residents. This will be voted on at the August 17th meeting.

Nancy Bobrowitz, who is a seven year Roaring Brook Lake resident, applauds the Board for considering this measure. The lake is wonderful and improves the quality of life over there. This is important for keeping the lake clean. There will be a cost, but paying every five years is nothing compared to the drop in property value if we didn't pay attention to the quality of the Lake. Supervisor Oliverio believes the Lake Districts are special due to the lakes. To preserve it is most important. Councilwoman Annabi said that in Lake Peekskill the Civic Association gets a discounted rate because they do the pump out altogether as a District, Roaring Brook should look into doing something similar. It saves a lot of money.

Supervisor Oliverio asked if there were any other comments. There were none. Supervisor Oliverio moved to close the Public Hearing at 6:08 PM.

Seconded by Councilman Mackay, unanimously carried

PUTNAM VALLEY TOWN BOARD
WORK SESSION
WEDNESDAY, AUGUST 10, 2016
6:09 P.M.

Present: Supervisor Oliverio
Councilwoman Whetsel
Councilman Mackay
Councilman Luongo

Also Present: Town Counsel Florence
Town Clerk, Sherry Howard

Supervisor Oliverio opened the Work Session at 6:09 p.m.

Pledge of Allegiance
Moment of Silence for our Troops

DISCUSSION REGARDING SPECIAL-USE PERMIT CHANGES

Presented by Supervisor Oliverio

This is only for our Board tonight strictly. We are assembled now so our experts can answer any questions our Town Board has about our special use permits. Our Building Inspector, Zoning Inspector etc. got together to look at our Special Use Permits and codes to make our Town a more business friendly community. This has no impact on the residents; it has nothing to do with building homes. The public will have a chance to discuss this topic during the Public Hearing phase. There is a good opportunity as everybody is gathered here. Tonight we have our experts here to tell us what is and is not permitted in our Town. They are here for our edification and information only:

Mike Raimondi –Chairman of our Planning Board
Rich Quaglietta – Building Inspector
Todd Atkinson – Engineer
Bruce Barber – Wetlands Inspector
Bill Maskiell – Chairman of Zoning Board
Tom Carano – Member of Planning Board

Councilwoman Whetsel has a question about photography businesses. The old method of developing photographs was chemical based whereas the new method is digital and uses no chemicals at all, so why does they need a Special Use Permit? Chairman Raimondi replied that there are a lot of people who are now doing old fashioned photography and they are still using chemicals. We are a town of septic; we still need to give out Special Use Permits so we can interview the applicant and make sure we know what we are getting into. This area could be separated into two specific codes. If it is digital photography they would need a Special Use Permit, but a photography studio that does use chemicals would not be permitted. Councilwoman Annabi said that this could also be applied to a dry cleaning establishment. A dry cleaner who processes and cleans the clothes on premises and uses chemicals would not be permitted; versus a dry cleaner that just takes the clothes (a store front only- a drop off site) in on premises but are cleaned elsewhere would be allowed, but with a permit so we can be sure that what they are doing is what they say. A laundromat, under the new definition, would still need a Special Use Permit. The wording here is critical, these things need clear definitions because we have to worry about the watershed. There are other businesses that this could apply to as well. Tom Carano mentioned nail salons, which use acetone based products; these are known carcinogens, as a business that should not be permitted. Where do the spent chemicals go? Are they dropping this into their septic? Supervisor Oliverio commented that the Legislature regulates tanning salons, i.e. - minors are not allowed without parental consent, but not nail salons – the Legislature said that if the State stays out of it so should we. He continued that nail salons fall under the category of personal services like a hair salon and pet grooming. Resident Ellen Hayes said that nail salons use every drop of nail polish remover and they do not dump it down the drains. Mr. Carano, who works in this industry, also commented on the bad smell these businesses cause due to the chemicals. Councilwoman Annabi said that nail salons doing a pedicure, soak the client's feet in soap and water only to soften the skin. There are no chemicals in the tub of water. Mr. Raimondi said they haven't seen the nail salons come before them because under the present code they are a permitted use; as long as they gets permission from the Building Inspector. He added that a back flow preventer could be required in the future - this goes between the pipe and the sink before it gets to the septic. It works like a grease trap in theory. Councilwoman Annabi said that the next thing you would have to put that in is a hair salon; when they color or frost hair – they use chemicals. Putnam County does not enforce the back flow preventer law even though the State does. Under personal convenience services - these are permitted use businesses – nail salons, hair salons and tanning salons. They still need a building permit. There are contradictions in the code book which needs to be changed. Our changes must match the code book.

Councilwoman Annabi mentioned driving ranges. This kind of business should require a special use permit to protect the Town from a County Club coming in, saying they want to put in a driving range, and then taking down an enormous amount of trees because they really wanted a larger tract of property. Recreational sports should also require a special use permit for the same reason.

The next business discussed is funeral homes. Mr. Raimondi said if the embalming occurs off site, funeral homes are permitted. It should only be a place to hold services. Embalming is licensed and regulated by the State as is cremation.

Councilman Luongo brought up the category of multifamily. They are permitted in Lake Peekskill. What is this exactly? Is this a condo or large houses? This specifically means three (3) or more dwelling units. These have to come before the Planning Board no matter what because it would also have to go before SEQRA. He also asked about vet services who offer in-office procedures. Supervisor Oliverio said it will be allowed in the commercial districts not residential.

Rich Quaglietta just got a request in for a limousine service and there is nothing in the automobile and vehicle code section about limos. This should be the same as a taxi service. Councilman Mackay said they should require a license. Supervisor Oliverio asked where they would store the vehicles? This is a special permitted use in CC1 and CC2. Mike Raimondi said it should stay in special use but add the taxis and limos. Keep this out of residential neighborhoods.

Tom Carano mentioned adult entertainment as a business that should be looked at. He would like this defined so a business such as this does not come in as a dance studio. He wants to be able to restrict this. This kind of business is a detriment to the community and should be clearly defined as such. This should remain as a special use permit, so there is control over it, i.e. such as how far away they need to be away from schools and churches; same with the defining of a massage parlor and reflexology. These businesses would be restricted to CC1 and CC2.

The dance studio that wants to open in Lake Peekskill can begin to do its paperwork, but it cannot open until this is all squared away. The next time the zoning board meets is September 19th; and they will have to appear for at least two meetings. The earliest these laws can be codified and matched up with the current zoning codes is October or November. They did take away the Special Use Permit for this business. They can recruit people, but that's all. We cannot waive fees as we cannot bend the rules for some but not others. They should wait the two (2) months or so when it becomes permitted and then they would not have to pay anything. We want them here, this all started because of them.

Arcades – These should stay special use due to the noise, lights, parking and crowds. We do not want to make huge leaps from not allowed to completely allow. We need to control and regulate these kinds of businesses.

Construction Yards – We need to define this better. We also need to control landscaping businesses. We need a site plan on them. Preexisting nonconforming people were just moving in and many have sprouted up. They should be called construction and equipment storage under the code. Mike Raimondi said there should be a special provision for those who have 20 acres or more in R3 because you would never see anything. You could raise the tax rate for these people. A lot of towns do that. Mr. Raimondi said there should also be a separation between heavy commercial and light commercial defined by vehicle size and weight. Mr. Maskiell added that these are blue collar workers some of whom have been here for years. These people should be grandfathered in. He added that it is easy to put it in writing but it is hard to enforce it. Some guys are just trying to put food on his table. Supervisor Oliverio said that residents who have an at home business with one van and a truck should be separated from someone who has large

equipment like a back hoe and many vans. Councilman Luongo said that this is a road we've traveled down before. New neighbors moving in do not want to see trucks all over their neighbor's yards; and then there are the people that have a van in their garage. This could be a yearly permit - to park a couple of commercial vans on your property. This could be a special use permit for a major definition and add an R3 permit for a minor definition. This one will not be decided on tonight. This will all be reviewed and a SEQRA has to be done on it.

AMENDMENTS TO THE AGENDA

Presented by Supervisor Oliverio

RESOLUTION #R16-263

RESOLVED that the Town Board amend the agenda to add the following:

ADD:

7A: Declaration of the Town of Putnam Valley as a lead agent in the SEQRA review process to town code changes related to Special and Permitted Uses.

7B: Authorize Supervisor to allow use of the Lake Peekskill parking lot for the annual tag sale.

7C: Authorize the closing of the Lake Peekskill Transfer Station.

7D: Authorize the Supervisor to negotiate and finalize a contract for Lake Peekskill Waste Disposal with Wheelabrator Westchester, LP

7E: Executive Session at the end of the meeting to discuss a contractual matter.

Seconded by Councilman Mackay, unanimously carried

AUTHORIZE SUPERVISOR TO PURCHASE SIX ADDITIONAL "WELCOME TO PUTNAM VALLEY "STREET SIGNS

Presented by Supervisor Oliverio

Councilwoman Annabi said she got a call from the VFW and they were wondering why they have to pay for these signs. Supervisor Oliverio said they knew he was going to pay for them. Councilman Luongo said that these are replacement banners that hang on the telephone pole.

RESOLUTION #R16-264

RESOLVED, that the Town Board authorize the supervisor to purchase six (6) additional "Welcome to Putnam Valley street banners at a cost not to exceed \$800.00.

Seconded by Councilman Mackay, unanimously carried

AUTHORIZE SUPERVISOR TO AUTHORIZE FUNDING FOR COMMUNITY MEDIA EQUIPMENT

Presented by Councilman Luongo

Councilman Luongo said that Altec is going to give us money towards some new media equipment, as per our new contract with them. The check will be here after the dynamite prices that Maryann Arrien was able to get for us; so we are taking the money out of the General Fund and replacing it when the money from Altec arrives. We don't want to lose out on those great prices.

Councilwoman Annabi seconded for discussion. She does not understand why we are going out to bid when we already have prices. It was explained that we have to go out to bid, and since we already have these prices we know what we are looking for.

RESOLUTION #R16-265

RESOLVED, that the Town Board authorize funding for community media equipment.



Town of Putnam Valley

To: Putnam Valley Town Board
From: Maryann Arrien-Community Media Department *MAA*
Date: August 4, 2016
Subject: Funding Request Community Media Equipment

Whereas the delay of issuance of the Cablevision Capital Fund check into early 2017 threatens our buying power for the equipment purchases that it was intended for, resolved that the Town Board shall withdraw \$42,000 from the fund balance into Central Communications Media Equipment Replacement Budget Line immediately for purchase of said equipment, and when the Cablevision check arrives, that \$42,000 amount shall be deposited back into the General Fund.

Equipment to be purchased:

- 1) An industrial 2 channel video playback server and scheduler system to run two separate local Community Cable Television Channels in High Definition with ip distribution, DVD ingestion and RSS data feed capability for integration with our digital signage system and web delivery.
- 2) A 4 camera robotic camera system capable remotely controlling 4 separate High Definition Cameras, with a switcher allowing an additional manually operated HD camera input and a DVI input, including controllers, rack mounted digital recorder and cables.
- 3) Installation of a 4 camera robotic camera system with switchers and controllers in the Putnam Valley Town Hall Courtroom, and signal integration with new server system and digital recorder.

265 Oscawana Lake Road, Putnam Valley, New York 10579 Phone (845)528-7420 Fax (845)526-2130

Seconded by Councilman Mackay, unanimously carried

AUTHORIZE GOING OUT TO BID FOR COMMUNITY MEDIA EQUIPMENT

Presented by Councilwoman Annabi

There are three bids that go with this project.

RESOLUTION #R16-266

RESOLVED that the Town Board authorize going out to bid for community media equipment.



Town of Putnam Valley

To: Putnam Valley Town Board
From: Maryann Arrien-Community Media Department *MA*
Date: August 4, 2016
Subject: Authorization to go out to Bid-Community Media Equipment

I formally request to go out to bid for three separate items for the Community Media Department. They are as follows:

- 1) An industrial 2 channel video playback server and scheduler system to run two separate local Community Cable Television Channels in High Definition with ip distribution, DVD ingestion and RSS data feed capability for integration with our digital signage system and web delivery.
- 2) A 4 camera robotic camera system capable remotely controlling 4 separate High Definition Cameras, with a switcher allowing an additional manually operated HD camera input and a DVI input, including controllers, rack mounted digital recorder and cables.
- 3) Installation of a 4 camera robotic camera system with switchers and controllers in the Putnam Valley Town Hall Courtroom, and signal integration with new server system and digital recorder.

265 Oscawana Lake Road, Putnam Valley, New York 10579 Phone (845)528-7420 Fax (845)526-2130

Seconded by Councilman Luongo, unanimously carried

AUTHORIZE SUPERVISOR TO SIGN A LETTER OF INTENT AND GRANT APPLICATION FOR 2017 FUNDING THROUGH NYS OFFICE OF CHILDREN AND FAMILY SERVICES FOR THE PUTNAM VALLEY YOUTH AMBULANCE CORPS.

Presented by Councilwoman Whetsel

RESOLUTION #R16-267

RESOLVED that the Town Board authorize the Supervisor to sign a letter of intent and grant application for 2017 funding through NYS Office of Children and Family Services for the Putnam Valley Youth Ambulance Corps. This grant is administered through the Putnam County Youth Bureau.

Seconded by Councilman Luongo, unanimously carried

AUTHORIZATION TO GO OUT TO BID FOR DISTRICT GARBAGE PICKUP.

Presented by Supervisor Oliverio

RESOLUTION #R16-268

RESOLVED, that the Town Board authorize the District Clerk to go out to bid for District Garbage pick-up for the following Districts.

GLENMAR GARDENS
BROOKDALE GARDENS
HILLTOP ESTATES
WILDWOOD KNOLLS

ROARING BROOK LAKE
LOOKOUT MANOR
ABELE PARK

The current three year contract with AAA Carting and Rubbish Removal expires on December 31, 2016. We will need to know what the future costs will be for the 2017 District budgets.

Seconded by Councilman Mackay, unanimously carried

DECLARATION OF THE TOWN OF PUTNAM VALLEY AS A LEAD AGENT IN THE SEQRA PROCESS TO TOWN CODE CHANGES RELATED TO SPECIAL AND PERMITTED USES.

Presented by Councilman Mackay

RESOLUTION #R16-269

RESOLVED that the Town of Putnam Valley act as a lead agent in the SEQRA process to town code changes related to special and permitted uses.

Seconded by Councilwoman Annabi, unanimously carried

AUTHORIZE THE SUPERVISOR TO ALLOW USE OF THE LAKE PEEKSKILL PARKING LOT FOR THE ANNUAL TAG SALE

Presented by Councilman Luongo

RESOLUTION #R16-270

RESOLVED that the Town Board authorize the Supervisor to allow use of the Lake Peekskill Parking Lot for the annual tag sale scheduled for September 10th and 11th. No handicap spaces are to be utilized and six (6) spaces must be left open.

Seconded by Councilman Luongo, unanimously carried

AUTHORIZE THE CLOSING OF THE LAKE PEEKSKILL TRANSFER STATION

Presented by Councilwoman Annabi

RESOLUTION # R16-271

RESOLVED that the Town Board authorize the Supervisor to close the Lake Peekskill transfer station located at 65 Kramers Pond Road, effective December 31, 2016.

Supervisor Oliverio said that this was discussed at the Lake Peekskill Association and Budget meetings. The Lake Peekskill people will save about \$30,000.00 with one handling of the garbage instead of two, and there will now be oversight with us knowing what is going in and what is going out. This means we have accountability. We have done research and there are handouts. He originally did not support this but as he studied it he realized that this is the best thing.

Seconded by Councilman Luongo, unanimously carried

AUTHORIZE THE SUPERVISOR TO NEGOTIATE AND FINALIZE A CONTRACT FOR LAKE PEEKSKILL WASTE DISPOSAL WITH WHEELABRATOR WESTCHESTER, LLP

Presented by Councilwoman Whetsel

Supervisor Oliverio said that this is the place we will now bring our garbage. Councilman Luongo said we are sorry that in this deal we had to cut out two (2) contractors but we saved money and no one in Lake Peekskill lost their job.

RESOLUTION # R16-272

RESOLVED that the Town Board authorize the Supervisor to negotiate and finalize a contract for Lake Peekskill waste disposal with Wheelabrator Westchester, LLP.

Seconded by Councilman Mackay, unanimously carried

Supervisor Oliverio moved to go into Executive Session at 7:23PM to discuss a contractual matter concerning our managers. No new business will be conducted afterward.

Seconded by Councilman Mackay, unanimously carried

Respectfully submitted,

Sherry Howard
Town Clerk 8-10-16