

**PUTNAM VALLEY TOWN BOARD**  
**PRE WORK SESSION**  
**6:00 P.M.**  
**WEDNESDAY, SEPTEMBER 07, 2016**

1. Pledge of Allegiance
2. Supervisor's Opening Comments
3. Authorize Supervisor to sign with Pine Brook Farm for the sum of \$15,000.00
4. Appoint Jason Cobb as Groundskeeper/Recreation Assistant.
5. Authorize Supervisor to sign land swap agreement with Steven Bruno for removal of water tower.
6. Discussion of special permit revisions.
7. Resolution to appoint Thomas Patterson to the Planning Board as an ad hoc member.
8. Discussion of lighting in Town Park.
9. Authorize Supervisor to sign the Roaring Brook Lake Management Contract with Princeton Hydro.
10. Accept Bid for Robotic Camera System Components.
11. Accept Bid for Robotic Camera Installation and Training.
12. Accept Bid for Television Playback System
13. Authorize additional funds for community media dept.

**PUTNAM VALLEY TOWN BOARD**  
**WORK SESSION**  
**WEDNESDAY, SEPTEMBER 9, 2015**  
**6:00 P.M.**

Present: Supervisor Oliverio  
Councilwoman Annabi  
Councilwoman Whetsel  
Councilman Mackay  
Councilman Luongo

Also Present: Town Clerk Sherry Howard  
Town Council William Florence

Pledge of allegiance

**SUPERVISOR'S OPENING COMMENTS**

Presented by Supervisor Oliverio

We have three meetings a month now they are the first, second and third Wednesday's of the month. Town Day is one week from Saturday. Please sign up for the pie baking contest; only fruit pies can be entered. There is a cash prize for first place which is \$50.00, second place is \$40.00 and third place is \$30.00. Please register an hour before the judging. The judging will be at 6:30 PM and the awards will be given out at 7:00 PM. Councilperson Annabi added that the Dog Park will be closed on the Saturday of Town Day and until noon on the Sunday after. The German American Club is having their Oktoberfest on Saturday the 10<sup>th</sup> and Sunday the 11<sup>th</sup> of September. There will be a 9-11 Ceremony in the Town Park on Friday the 9<sup>th</sup> at 8:30 AM and the Fire Department will also be having a 9-11 Memorial Ceremony on Sunday the 11<sup>th</sup> at the Town Park at 6:00 PM.

At the High School on Saturday evening September 10<sup>th</sup> at 7:00 PM, former High School Student, Sarah Sperling, will be showing her documentary, Lockdown. This is a set of interviews taken from the High School's students and teachers within weeks of the 9-11 attacks and placed into documentary form.

**AUTHORIZE SUPERVISOR TO SIGN SETTLEMENT WITH PINE BROOK FARM FOR THE SUM OF \$15,000.00**

Presented by Supervisor Oliverio

This was discussed a while back in an Executive Session, and then again at a meeting. It involved a dumping incident on Peekskill Hollow Road. We have settled it for \$15,000.00; we want this over and done with.

**RESOLUTION #R 16-287**

**RESOLVED**, that the Town Board does hereby authorize the Supervisor to sign a settlement with Pine Brook Farm for the sum of \$15,000.00

Seconded by Councilwoman Annabi, unanimously carried

**APPOINT JASON COBB AS GROUNDSKEEPER /REC ASSISTANT.**

Presented by Councilman Luongo

**RESOLUTION #R 16-288**

**RESOLVED**, that the Town Board appoint Jason Cobb, with the recommendation of the Parks and Recreation Commission, for the vacant position of Groundskeeper/Recreation Assistant at \$36,745.00. This would represent Step 2 of the CSEA Union Contract and reflect the time invested in the department since 2011.

Seconded by Councilman Mackay, unanimously carried

**AUTHORIZE THE SUPERVISOR TO SIGN LAND SWAP AGREEMENT WITH STEVEN BRUNO FOR REMOVAL OF WATER TOWER.**

Presented by Supervisor Oliverio

An ad was put out in the newspapers for anyone who wanted to bid on this small piece of landlocked land in exchange for the removal of the water tower. Only Mr. Bruno made a bid to do this. Mr. Bruno has asked Mr. Rush to do the job of removal. There is a million dollar insurance bond that he would have to get.

Resident, Patrick Hanrahan, asked why it was done this way. Supervisor Oliverio said it was because the Town does not want to pay for the removal and it has to be done for health and safety reasons. It is also a useless parcel as it is landlocked by Mr. Bruno's property. To get rid of this unattractive nuisance we put it out to bid and talked about it at three different meetings. Mr. Hanrahan did not know this was going to happen. Supervisor Oliverio said that it did not matter because it is Town property. Mr. Hanrahan said the property belongs to Wildwood Knolls and could not be given away like that. He had a print out from the County Assessor's Office which he believes backs his claim. He gave it to Council Florence to look at. Supervisor Oliverio said that if Wildwood Knolls wants the parcel they need to take down the tower and the pipes that are there. Resident, Frank Cassidy, said that there were people interested in that parcel prior to Supervisor Oliverio's taking office. He said that the property is worth about \$60,000.00 and if sold that money would go into the Wildwood Knolls kitty. He continued by saying that there are four parcels involved with this and that this is all deeded to the Wildwood Knolls Water District. He is not against selling the property but how did they lose possession over it. He feels that if the Town Board is allowed to just hand over a parcel of District Land to someone it may happen again with another parcel. Supervisor Oliverio said that in this case there are exposed water lines and the tower and that it will be a \$42,000.00 job to remove everything that is there. He said Mr. Bruno was willing to pay that amount in order to keep this property and that is a good deal for the Town. Council Florence said that Wildwood Knolls is a District not an entity that can own land; and that the Assessor's record says it is owned by the Town. Supervisor Oliverio said that a title search will be done and if the District is the owner of the property they will be responsible for removing the tower and pipes. Resident, Glenn LeFurgy does not want to be responsible for paying to take down the tower and whatever else is there; but he does not want to set a precedent where other land such as beach land is taken away from the District. He added that there are three wells on the property. One goes 600 feet down and the other two over 300 feet. There are working pumps that are still there. The Town has never paid for any work they have done for the water system in the past. Supervisor Oliverio said the District was formed originally to sell the property as a commercial entity. A lengthy discussion took place on this subject. Councilwoman Annabi said that if the property does belong to the District then you can sell it to Dr. Bruno if you so choose and put the money in the Wildwood Knolls District; but if you don't then you will be responsible for taking everything down. Supervisor Oliverio said he does not think anyone will be successful selling that piece of property because of where it's situated. Supervisor Oliverio said that who owns district property could affect other districts as well so this is a good thing to research. Supervisor Oliverio will contact Edie Cassidy, District President, when more information is available. Frank Cassidy just wants there to be as much transparency as possible. He is sure a compromise can be researched. Supervisor Oliverio will contact Dr. Bruno tomorrow and tell him that the deal is on hold. Councilman Luongo wondered if parcels contained in the Town and are District property are they also Town Property?

**The Town Board made a motion to table this resolution which passed unanimously and then they decided they needed more time to do the research so they made a motion to remove this from the agenda instead.**

**RESOLUTION #R 16-289**

**RESOLVED**, that the Town Board authorize the Supervisor to remove this item from the agenda until further research is done.

Seconded by Councilman Mackay, unanimously carried

**DISCUSSION OF SPECIAL PERMIT REVISIONS**

Presented by Supervisor Oliverio

Supervisor Oliverio said that he had sent out packets to the Town Board members prior to the meeting on the special permit revisions he received from Bruce Barber. He said that there seems to be some points of contention with some of the revisions. Councilman Luongo has some concerns about the difference between a major and a minor contractor yard. There needs to be a stipulation added between someone who just has a truck in their driveway and is not bothering anyone and someone who has construction trucks all over their property. This section for the minor can be removed if it won't fly with the community. We don't want to cause hardship to our residents. As per the new special use permit revisions - a major contractor yard is defined as an office on premises where fill can be dropped off as well as supplies - but not sold there. There is no problem with this part. A minor contractor yard allows for up to three pieces of equipment to be placed on your property. These both would need special use permits. This is not fair to someone who only has a one truck in their driveway. Old businesses already established in Town will be grandfathered in. So the businesses we have in Town now are covered. Thomas Patterson asked about Maple Leaf Associates – they will be grandfathered in. This law once passed will take effect in January 2017. Once the law is enacted – anyone that is already in the process of coming before the planning board or in the approval phase will also be grandfathered in. If you got a tentative okay from the planning board then you are okay. The Town Board agreed that the major contractor yard provision will stay in as is, while the minor contractor yard provision will be removed.

Councilwoman Annabi asked why there are differentiations between a veterinary hospital, a kennel, and domestic animals (pet store). Supervisor Oliverio explained one cares for animals, one sells animals and one houses animals. Council Florence said we need to harmonize activities. These would need a special use permit because we would not want to put a dog kennel next to a restaurant. This way it can be put before the Zoning Board so decisions and protections can be made.

It was agreed that a dry cleaners would be a permitted use if it was a drop off spot only. The reason being if the cleaning is done off premises there are no chemicals involved. Councilwoman Annabi asked about the section on schools. Is a nursery school considered a private school? Supervisor Oliverio said that it is and a nursery school is different from a child care facility and should remain separate. A child care center is not the same as a school - this is considered a business not educational, and should need a special use permit. Public and Private schools are a permitted use and allowed in residential areas not business districts.

On the last page there are provisions for automotive, taxis and limos. If we allow this we can charge a license fee. Right now it is not allowed in Town. Councilman Luongo said it should require a special use permit in case they want to bring in a party bus. Supervisor Oliverio agreed.

Supervisor Oliverio said that we should have a planned unit development because you need a definition or you can be challenged. With a planned unit development everything would be fully described, and it would be something concrete to base a case on. Councilwoman Whetsel's concern is that this gives the Planning Board a lot of discretion and if you don't have a good Planning Board it can be abused. Planning Board Mike Raimondi said you could make it that either a majority or super majority (all unanimous) vote to keep the checks and balances. The Town Board could also come on board as an interested agency. Supervisor Oliverio said that this will all be finalized next week because we are on a short time frame. Another topic being decided on is Adult Business Uses, which also needs definition and restrictions accordingly. Supervisor Oliverio has copies of what has been done.

The Spruce Hill Inn is in an R3 zone that has lost their grandfathering status because they have not been a bar for over two years. They want to renovate and become a restaurant again. Restaurants are not allowed in an R3 zone. Todd and Bruce have recommended that you should have the ability to reinstate your preexisting non-conforming permit for businesses from before the two year hiatus. Councilwoman Annabi said that this should not be an issue because restaurants under are allowed under special use; but a cocktail lounge and bar is not - so that may be the problem.

**AUTHORIZE THE SUPERVISOR TO APPOINT THOMAS PATTERSON AD-HOC MEMBER OF THE PLANNING BOARD**

Presented by Councilman Mackay

**RESOLUTION #R 16-290**

**RESOLVED**, that the Town Board appoint Thomas Patterson to the Planning Board Ad-Hoc position beginning September 7, 2016 and expiring December 31, 2016.

Seconded by Councilman Luongo, unanimously carried

**DISCUSSION OF LIGHTING IN THE TOWN PARK**

Presented by Supervisor Oliverio

Supervisor Oliverio said that Glen Baisley, a Town employee, works for a company that does some unique lighting things. He sent the Town Board some pictures in their emails. Councilman Mackay felt that we need to spend our money on practical lighting first. The Town is planning a recreation center and we need to see how that situates first. Maybe we can do this later to enhance what we will have because it does look nice. The parking lot area needs to be lit first so people are not stumbling around in the dark. Councilman Luongo said that if we can buy the holiday lights it is good to keep in mind that the cost is expensive to buy but not expensive to run.

**AUTHORIZE SUPERVISOR TO SIGN THE ROARING BROOK LAKE MANGEMENT CONTRACT WITH PRINCETON HYDRO.**

Presented by Councilwoman Annabi

**RESOLUTION #R 16-291**

**RESOLVED**, that the Town Board authorize the Supervisor to sign the Roaring Brook Lake Management Contract with Princeton Hydro.

Supervisor Oliverio said that the cost is broken down over three full years. This was brought up at the budget meeting where it was approved and then it went out to bid. Three bids were received. This must be done quickly because there is a short window; so they would like to begin this on Monday. It is coming out of Roaring Brook's District Fund.

Seconded by Councilman Luongo, unanimously carried

**AUTHORIZE THE SUPERVISOR TO ACCEPT THE BID FOR THE ROBOTIC CAMERA SYSTEM COMPONENTS**

Presented by Councilwoman Whetsel

Supervisor Oliverio stated that when we signed the contract with Alsice – one of the stipulations was that they would give us \$42,000.00 for some new equipment. They know our local channel is a big draw. This would enhance and upgrade us to high definition. We would also now have robotic rather than mounted cameras to enhance our broadcast capabilities. The Town will lay out the money and we will be reimbursed.

**RESOLUTION #R 16-292**

**RESOLVED**, that the Town Board authorize the Supervisor to accept the bid for Robotic Camera System Components from G&G Technologies, Inc. in the amount of \$18,185.00. This was the only bid that the Town received.

Seconded by Councilman Luongo, unanimously carried

**AUTHORIZE THE SUPERVISOR TO ACCEPT THE BID FOR THE ROBOTIC CAMERA INSTALLATION AND TRAINING**

Presented by Councilman Mackay

**RESOLUTION #R 16-293**

**RESOLVED**, that the Town Board authorize the Supervisor to accept the bid for Robotic Camera System installation and training from John M. Micewicz in the amount of \$3,085.00. This was the only bid that the Town received.

Seconded by Councilman Luongo, unanimously carried

**AUTHORIZE THE SUPERVISOR TO ACCEPT THE BID FOR THE TELEVISION PLAYBACK SYSTEM**

Presented by Councilman Luongo

**RESOLUTION #R 16-294**

**RESOLVED**, that the Town Board authorize the Supervisor to accept the bid for the Television Playback System from Telvue Corporation. This was the only bid that the Town received.

Seconded by Councilman Mackay, unanimously carried

**AUTHORIZE THE SUPERVISOR TO ACCEPT THE BID FOR THE TELEVISION  
PLAYBACK SYSTEM**

Presented by Councilwoman Annabi

Supervisor Oliverio said that Maryann Arrien has more than enough money in her budget line to cover the extra cost.

**RESOLUTION #R 16-295**

**RESOLVED**, that the Town Board authorize the Supervisor authorize an additional unbudgeted \$2,000.00 for the Community Media Department to purchase an industrial HD camera to integrate with the new HD robotics system switcher.

Seconded by Councilman Luongo, unanimously carried

**AMENDMENTS TO THE AGENDA**

Presented by Supervisor Oliverio

**RESOLUTION #R 16-296**

**RESOLVED** that the Town Board amend the agenda to add an executive session at the close of the meeting regarding the management contract.

Seconded by Councilman Mackay, unanimously carried

**REVIEW OF 9-14-16 AGENDA**

Reviewed the agenda for next week with no business to add.

The Town Board moved to go into executive session at 7:20 PM with no further business taking place.

Seconded by Councilman Luongo, unanimously carried.

Respectfully submitted,

Sherry Howard  
Town Clerk 9/09/2016