

A full audio/video recording of this meeting is available at www.townofcortlandt.com

A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on January 15, 2019 in the Vincent F. Nyberg Meeting Room of the Cortlandt Town Hall located at One Heady Street, Cortlandt Manor, NY (10567) with the following elected officials and appointed staff in attendance:

LINDA D. PUGLISI	Supervisor
FRANCIS X. FARRELL	Councilmember
DEBRA COSTELLO	Councilmember
RICHARD BECKER	Councilmember
JAMES CREIGHTON	Councilmember

Also present:

TOM WOOD	Town Attorney
MICHAEL CUNNINGHAM	Assistant Town Attorney
LAROUÉ ROSE SHATZKIN	Town Clerk
TINA TOBACK	Clerk
PATRICIA ROBCKE	Comptroller
MICHAEL PREZIOSI	Director, DOTS
CLAUDIA VAHEY	Human Resources Coordinator
JEFFREY COLEMAN	Director, DES

MEETING CALLED TO ORDER

Supervisor Puglisi called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG

Supervisor Puglisi led all in attendance in a Pledge to the Flag

SUPERVISOR'S PROCLAMATIONS & REPORTS

Supervisor Puglisi gave her report.

OF NOTE:

- Proclamations were presented by Councilmember Creighton to the following Eagle Scouts, Hudson Scott, Ryan Creamer and Christian Pitaccio. Ryan described his project of building a classroom at the Croton Arboretum for special needs children and providing a safe environment for them. Hudson described his project in Lake Allendale as community revitalization to create a path along the lake to beautify the area.
- The Town of Cortlandt has won the prestigious GFOA Award for financial excellence. The **Supervisor** gave thanks to Patty Robcke, Town Comptroller, the Town Board and all employees.
- The **Supervisor** invited residents to view the Town website to view the 2018 achievements and the goals for 2019.
- **Supervisor Puglisi** attended the swearing in ceremony of State Senator Peter Harkins and discussed the closure of Indian Point. Each year the Town will be losing \$800,000 in

SUPERVISOR’S REPORTS, (cont.)

revenue, Hendrick Hudson School District will be losing 24 million dollars (1/3 of their annual budget) and the Village of Buchanan will be losing almost 50% of their revenue, 4 million dollars.

- The Town received a fund grant of \$77,000 to implement the Master Plan proposal for economic growth around the Cortlandt Train Station.
- The Town of Cortlandt has received the NYSDOT approval to construct the new sidewalk along Albany Post Road in Montrose. Michael Preziosi, Town Engineer, stated that they anticipate work to start around April 1 to last 3-4 months.
- Miniature golf is being constructed at the Town Pool and other improvements will be done. The bid for the bathhouse came in high, so will be rebid.
- **Supervisor** requested that residents view the Indian Point Task Force meetings on the website

ROLL CALL

On a roll call attendance taken by Town Clerk Shatzkin all Town Board members indicated their presence.

TOWN BOARD REPORTS

Councilmember Farrell gave his report

OF NOTE:

- Stated that the Cortlandt Community Rowing Association had a very good 2018 and one of the students was recruited by Syracuse University to be on the woman’s rowing team next year.
- The club also obtained a grant from NYSDEC for \$50,000 to be used to repurpose the airplane hanger buildings on the site of the former seaplane base in Verplanck, the Cortlandt Waterfront Park.
- This February 2 there will be a “learn to row” at the Youth Center for kids 11-18 yrs. old. Councilmember Farrell commented that this is good for kids not interested in “ball” sports.
- Noted the passing of Lenny Keesler of Verplanck who worked for the Town for 36 years, a veteran and the Verplanck Fire Dept. Chief and Commissioner.

Councilmember Creighton gave his report

OF NOTE:

- Commented on the 2018 achievements, the goals for 2019 and how the Town worked to provide top notch services for the least amount of tax dollars.
- Congratulated Councilmember Becker for his efforts on the Abee Rose project and the removal of the billboards. He commented on Councilmember Farrell’s work along the riverfront and the rowing association and Councilmember Costello’s programs on child sex abuse.
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TOWN BOARD REPORTS, (cont.)

- Councilmember Creighton will again serve as liaison for solar issues and voting tonight to seek grant funding to help green up Town Hall. The Town is a leader in the solarize program and has brought another 300 megawatts of solar energy to the Town’s rooftops and perhaps some large scale commercial projects.
- They are looking for alternative power options and more economic development for when Indian Point closes and hopeful for Governor Cuomo’s \$70 million recurring annual addition to the property tax mitigation fund for the closure of plants like Indian Point.
- Governor Cuomo also announced a state wide initiative to ban plastic bags. The Town has been aware and also concerned about how it will affect businesses.
- Councilmember Creighton stated that Cortlandt has about 2300 acres of state land that are not taxed and they’d like to have the state make up for the taxes that they are not paying as Governor Pataki did for Putnam County.
- Looking forward to the economic development coordinator coming in and helping as the Town moves forward with projects.

Councilmember Becker gave his report

OF NOTE:

- Spoke of the progress of the Abee Rose project originally of 27 homes, down to 5 homes, then down to 3 homes and in the end the Town purchased the rest of the acreage so the Town was able to preserve 130 acres. There were 2 lakes, 2 state regulated wetlands and the community was behind them for all these years so it was a big success for this Board.
- The billboards are now coming down and will be gone by the end of 2019 and the owners have been very cooperative having been given 10 years for their removal. Councilmember Becker was pleased that they did not give way to electronic signs.
- “Taking Care of Business” has been brought back to showcase local businesses on TV.
- There are many resolutions in January and many appointments and Councilmember Becker commented on how many people in the community are involved in making sure the Town functions well.

Councilmember Costello gave her report

OF NOTE:

- Stated that the Croton Arboretum is having certified arborist Craig Stevens do a winter tree walk on Feb. 3rd.
- Councilmember Costello thanked and congratulated the Eagle Scouts.

APPROVAL OF THE MINUTES

Councilmember Costello moved to approve the Minutes for the December 3, 2018 Special Meeting, the December 10, 2018 Special Meeting, and for the December 11, 2018 Regular Meeting, seconded by Councilmember Becker

All voted **AYE**

PUBLIC HEARINGS

- 1. Re: Public Hearing to consider Agreements with various fire departments with respect to fire protection services (Continental Village Fire Department, Montrose Fire Department and the Village of Croton.)**

(A complete transcript of these Public Hearings is on file in the Office of the Town Clerk.)

The Town Clerk read the Notice of Hearing and presented its Affidavit of Publication from the official Town newspaper.

Supervisor Puglisi called the hearing to order at 7:34 p.m.

Supervisor Puglisi stated that this is a proforma item that we do every January and she thanked the volunteer fire departments for protecting our families.

A motion was made to close the Public Hearing, adopt a negative declaration and adopt resolutions by Councilmember Becker, seconded by Councilmember Creighton

All voted **AYE**

RESOLUTION NO.1-19 RE: Adopt a Negative Resolution authorizing agreements with respect to Fire Protection Services.

RESOLUTION NO.2-19 RE: Authorize Supervisor to execute an agreement with the Village of Croton for Fire Protection to the Mt. Airy/Quaker Bridge Fire Protection District for the year 2019.

RESOLUTION NO.3-19 RE: Authorize Supervisor to execute an agreement with the Montrose Fire District for Fire Protection in the Furnace Dock Fire Protection District for the year 2019.

RESOLUTION NO.4-19 RE: Authorize Supervisor to execute an agreement with the Continental Village Fire Department for Fire Protection in the Consolidated Continental Village Fire Protection District for the year 2019.

- 2. RE: Public Hearing to consider a Zoning Text and Map Change for property located at 2226 Crompond Road (Cortlandt Pitch).**

The Town Clerk read the Notice of Hearing and presented its Affidavit of Publication from the official Town newspaper.

Supervisor Puglisi called the hearing to order at 7:34 p.m.

PUBLIC HEARING, (cont.)

Tom Wood explained the process for property owners for the Town Board to consider modifying the zoning of their property. In this case, the applicant filed a petition in June of 2016 and the process was commenced. They analyze issues of concerns, such as traffic, the property itself, and referred to a multitude of agencies. Comments are made by these agencies and the plan could be modified accordingly based on those comments. Now it has come to a point where it is appropriate to hold a public hearing and all studies are available for public comment. The Town Board must ensure that a process is followed by law and that the community has the right to give input and the applicant has the right to go through that process and have their project considered. Tonight will be the initial comments. The applicant pays for consultants the Town hires for the project. **Supervisor Puglisi** added that all is available for residents to have copies of at Town Hall and online and can speak to staff at any time with questions.

Michael Preziosi stated that the applicant is New York Indoor Sports Incorporated and petitioned to rezone 2226 Crompond Road from a R- 20 zone (residential 1/2 acre zoning) to a CC Zoning (Community Commercial) for a physical fitness facility, 2 story, and 67,700 sq. ft. building of 175 vehicles on the 6 acre site. All documents are online and at Town Hall.

Michael gave a brief overview of the traffic studies to date.

Tonight is the first public hearing.

The following speakers came to the podium:

- **Matthew Steinberg – Divney Tung Schwalbe (Presenting) Planners for the project**
* described the site plan for the project
- **Martin Russo – Owner, NY Sports Club (Presenting)**
* general council and owner of New York Indoor Sports
* spoke of the advantages and merits of this facility for the community
- **John Polinsky – 26 Lincoln Avenue, Crompond**
against: due to the proposed location for the facility, property value decline and traffic issues
- **Jim Purdy – President of East Hudson Soccer League**
in favor: needs to be a place for the kids to go
- **Marty DiCola – 134 William Puckey Drive, Cortlandt Manor**
In favor: there is a need for a facility and this will be a great benefit for all clubs and to identify kids who can go up to the next level
- **Bernie Stringer – 98 Briar Lane, Crompond**
against: traffic issues, sited the traffic study and the congestion issues at the intersection and parking issues at the facility

PUBLIC HEARING, (cont.)

- **Glenn Rohan – 631 Cardinal Road, Cortlandt Manor**
in favor: soccer coach- needs this indoor soccer facility- need more fields. The sports programs are shrinking and kids going elsewhere
- **Richard Simonetti – 24 Red Oak Lane, Cortlandt Manor**
in favor: this facility provides for our kids to be competitive. Sport needs to be played and trained for all year round. The costs in other areas are expensive. It will be a great opportunity for adults also.
- **Tracey Straub – 84 Cordwood Road, Cortlandt Manor**
in favor: kids need opportunities year round to play, learn, grow and develop life and social skills that youth athletics offer. This will drive financial growth to the area, serve the community, and help fill a gap that we have in supporting the sporting needs of our youth
- **William Revie – 41 Pine Road, Crompond**
opposed: the need for winter training comes at the expense of all residents
- **George Foley – 41 Baron De Hirsch Road, Crompond**
opposed: if business fails, what will become of the building?
- **Connie Stringer – 98 Briar Lane, Crompond**
opposed: Mohegan Colony and Crompond will be impacted. Traffic is a nightmare and there has not been enough concern about the residents. The quality of the community should not be sacrificed.
- **Cindy Beer-Fouhy – 41 Baron De Hirsch Road, Crompond**
opposed: of course children are important, but must preserve and protect a residential community. Exceptions for zoning should not occur and asked how residents could have faith when they buy in an area. They should concentrate on properties that are already commercially zoned.
- **Phillip Miller – Townsend Road, Crompond**
opposed: not against the concept or the concept in the Town of Cortlandt, but Rt. 202 has too many issues with volume
- **Michael Zito – 33 Lincoln Avenue, Crompond**
opposed: too much traffic with the existing elementary school there
- **John Raymond – 125 Baron De Hirsch Road, Crompond**
opposed: as a resident of Crompond, he realizes there is a need but opposes the project for the reasons stated

PUBLIC HEARING, (cont.)

- **Barbara Keesler – 5 Horton Lane, Cortlandt**
opposed: asked if the entrance to the Bowling Alley has been taken into consideration. Michael Preziosi answered that it has been considered and they have a previously approved driveway. The owners of both facilities are discussing alternatives. She also asked about the traffic conditions. The Supervisor stated this is not a Town project to answer these questions.
- **Christine Sothary – 41 Paulding Lane, Crompond**
opposed: concerned of increase of residents cutting through Crompond
- **Maria Marcus – 10 Paulding Lane, Crompond**
opposed: lives behind the school and is concerned about the lights and noise during the tournaments. There are many accidents in the area. She is a sports fan but concerned about the quality of life for the residents.
- **Jerry Schwalbe – Divney Tung Schwalbe (Presenting)**
Addressed the issue regarding the concern of the Bowling Alley and the traffic flow in the vicinity.

A motion was made to adjourn the Public Hearing til the February 12th Town Board meeting. by Councilmember Creighton, seconded by Councilmember Farrell.

All voted **AYE**

BID REPORTS

HEARING OF CITIZENS – AGENDA ITEMS ONLY

Councilmember Creighton moved that the following Reports be received and ordered filed. Councilmember Farrell seconded the motion.

REPORTS

Receive and File the following:

For the month of December from the Office of the Aging, Receiver of Taxes, Purchasing Department and the Town Clerk.

2018 Annual Report from the Town Clerk

OLD BUSINESS:

Receive and File the following:

- 1. Letter from Regional Director of NYS Department of Transportation in response to the Town of Cortlandt's concerns about Annsville Circle traffic improvements.
- 2. Letter from resident regarding speeding on Furnace Dock Road and reports from DOTS and DES in response to resident inquiry, AS AMENDED.

NEW BUSINESS

Receive and File the following:

- 1. Letter from Commissioner of NYS Department of Economic Development regarding an award to Town of Cortlandt for Economic Development.

All Voted **AYE**

RESOLUTIONS

(All resolutions adopted at this meeting are to be found attached to the end of the original document.)

Councilmember Costello moved that the following resolutions be adopted, seconded by Councilmember Becker

- 1. Appoint or re-appoint members to the following:

RESOLUTION NO.5-19 RE: PRC Advisory Board

RESOLUTION NO.6-19 RE: Town Safety Committee

RESOLUTION NO.7-19 RE: Architectural Review Council

RESOLUTION NO.8-19 RE: Alarm Appeals Board

RESOLUTION NO.9-19 RE: Planning Board

RESOLUTION NO.10-19 RE: Zoning Board of Appeals

RESOLUTION NO.11-19 RE: Adopt the salary resolution for Town employees for the year 2019.

- 2. Appoint the following:

RESOLUTION NO.12-19 RE: Deputy Town Supervisor for the year 2019.

RESOLUTION NO.13-19 RE: Town Board Liaison for Personnel Matters.

RESOLUTIONS, (cont.)

RESOLUTION NO.14-19 RE: Town Board Liaison for solar energy issues.

RESOLUTION NO.15-19 RE: Town Board Liaison to Hudson Valley Chamber of Commerce.

RESOLUTION NO.16-19 RE: Town Board Liaison to Shared Services Task Force and staff members to serve with the Supervisor as Chairperson.

RESOLUTION NO.17-19 RE: Dani Glaser as the Town Consultant to assist with Green Team/Energy Conservation/Sustainable Issues.

RESOLUTION NO.18-19 RE: EFPR Group LLP (CPA's) as Town Auditors

RESOLUTION NO.19-19 RE: Election Coordinator and Local Liaison with Westchester County BOE.

RESOLUTION NO.20-19 RE: Bingo Inspector

RESOLUTION NO.21-19 RE: Town Board Liaisons to Departments

RESOLUTION NO.22-19 RE: Triad Group LLC as Manager of Town of Cortlandt Self-Insured Workers' Compensation Fund.

Discussion: Supervisor Puglisi thanked everyone who is participating on these various committees as volunteers. She thanked her colleagues for being liaisons and stated that Councilmember Becker will be in the new position as liaison for personnel matters.

All Voted **AYE**

Councilmember Becker moved that the following resolutions be adopted, seconded by Councilmember Costello

3. Adopt the following:

RESOLUTION NO.23-19 RE: Rules of Procedure for the Town Board Meetings

RESOLUTION NO.24-19 RE: Designate the 2019 Official Newspaper and alternates.

RESOLUTION NO.25-19 RE: Designate the 2019 Depositories

RESOLUTIONS, (cont.)

RESOLUTION NO.26-19 RE: Designate the Supervisor and Human Resource Coordinator as authorizing authorities to execute all Civil Service Forms.

RESOLUTION NO.27-19 RE: Set the mileage reimbursement for Town Officials and employees.

RESOLUTION NO.28-19 RE: Purchasing Manual for 2019.

RESOLUTION NO.29-19 RE: IT Security Policy for 2019

RESOLUTION NO.30-19 RE: Drug and Alcohol Policy for 2019

RESOLUTION NO.31-19 RE: Social Media Policy for 2019

RESOLUTION NO.32-19 RE: Sexual Harassment Policy for 2019

RESOLUTION NO.33-19 RE: Authorize Town Officials to attend the Association of Towns training sessions in February in NYC.

RESOLUTION NO.34-19 RE: Designate the Voting Delegate and Alternate for the Association of Towns Annual Business Session.

Authorize the Supervisor to execute the following 2019 Agreements and/or Contracts:

RESOLUTION NO.35-19 RE: All contracts on behalf of the Town Awarded by the Purchasing Department.

RESOLUTION NO.36-19 RE: Applications for pool and concession permits

RESOLUTION NO.37-19 RE: Applications for State Aid for Youth and Senior Citizens.

RESOLUTION NO.38-19 RE: Agreement with Westchester County with respect to Youthful Drug Abuse Prevention Program funding.

RESOLUTION NO.39-19 RE: Agreement with the City of Peekskill covering Nutrition Meals under Title 3C of the Older Americans Act.

RESOLUTION NO.40-19 RE: Inter-Local Agreements for Nor-West Regional Services.

RESOLUTION NO.41-19 RE: All nutrition contracts.

RESOLUTIONS, (cont.)

RESOLUTION NO.42-19 RE: Agreements with respect to covering shared equipment.

RESOLUTION NO.43-19 RE: Agreement with the Villages authorizing the Town Purchasing Director to advertise bids on behalf of the Villages.

RESOLUTION NO.44-19 RE: All Personal Service Contracts.

All Voted **AYE**

Councilmember Creighton moved that the following resolutions be adopted, seconded by Councilmember Farrell

RESOLUTION NO.45-19 RE: Authorize an Agreement with Capital Markets Advisors for financial advisory services.

RESOLUTION NO.46-19 RE: Authorize Agreements with Peekskill Community Volunteer Ambulance Corps., the Village of Croton on Hudson and Cortlandt Volunteer Ambulance Corp. with respect to calls within the Town of Cortlandt.

RESOLUTION NO.47-19 RE: Authorize the Supervisor to execute contracts with Westchester County with respect to CDBG projects for 2019.

RESOLUTION NO.48-19 RE: Authorize an Intermunicipal Agreement with Westchester County with respect to remote access to land and legal records.

RESOLUTION NO.49-19 RE: Authorize an Agreement with Woodard and Curran for GIS and Tax Map Services.

RESOLUTION NO.50-19 RE: Authorize the Supervisor to enter into an Amended Utility Easement for Cortlandt Crossing.

RESOLUTION NO.51-19 RE: Establish the Deputy Town Attorney as the Town of Cortlandt Claims Management Supervisor.

RESOLUTION NO.52-19 RE: Authorize an RFP for a new fence at the Cook Pool Tennis Court and the painting of the former Parks building at the pool location.

RESOLUTION NO.53-19 RE: Authorize merge of Day Play Camp and Day Camp in the Recreation Department.

January 15, 2019

Town Board Meeting

RESOLUTION NO.54-19 RE: Authorize DOTS to prepare and develop the map, plan and report for Phase I of a potential Montrose Business District Sewer District, AS AMENDED.

RESOLUTION NO.55-19 RE: Authorize DOTS/DES to seek grants for green technology at Town Hall and proceed with the evaluation and costs to implement green technology.

Agenda Items for DOTS:

RESOLUTION NO.56-19 RE: Authorize DOTS to design and prepare bid specifications for the Sherwood Road transite water main replacement and obtain surveying services as part of the 2019 Capital Improvement Plan.

RESOLUTION NO.57-19 RE: Authorize consultant Contract with Bar Down Studios for the Charles J. Cook Pool Bathhouse and Snack bar reconstruction.

RESOLUTION NO.58-19 RE: Authorize DOTS to seek grants for additional sidewalks in the Town of Cortlandt.

RESOLUTION NO.59-19 RE: Authorize DOTS to seek grants for the prevention of invasive aquatic species.

All Voted **AYE**

Councilmember Farrell moved that the following resolutions be adopted, seconded by Councilmember Costello

Agenda items from DES:

RESOLUTION NO.60-19 RE: Authorize water sample testing for EPA's UCMR4 program.

RESOLUTION NO.61-19 RE: Authorize reimbursement of overpayment for water account 301030-0

RESOLUTION NO.62-19 RE: Authorize ACA Environmental Services, Inc. for emergency abatement work at 167 Roa Hook Road.

RESOLUTION NO.63-19 RE: Authorize enhanced fire hydrant evaluation and repair program.

RESOLUTION NO.64-19 RE: Appoint Albert Alvarez to fill the Kitchen Sub vacancy at the Community Center.

RESOLUTION NO.65-19 RE: Schedule a Public Hearing for March 12, 2019 to consider the establishment of a Montrose Business District Sewer District.

Discussion:

All Voted **AYE**

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ADDITIONS TO THE AGENDA

Councilmember Costello moved that the following Resolutions be adopted. Councilmember Becker seconded the motion.

RESOLUTIONS

RESOLUTION NO.66-19 RE: Approve Change Order Number One for 2005-2007 Albany Post Road Amberlands/Food Town Parking Lot.

RESOLUTION NO.67-19 RE: Authorize Personnel Manager to create civil service position for the expansion of social media.

RESOLUTION NO.68-19 RE: Authorize retaining a company or individual to expedite process of expanding social media presence.

RESOLUTION NO.69-19 RE: Establish a Town Beautification Committee.

RESOLUTION NO.70-19 RE: Appoint Tina Toback to the title of Senior Office Assistant (Automated Systems) in accordance with Westchester County Civil Service.

RESOLUTION NO.71-19 RE: Appoint Teresa Cioffoletti to the title of Senior Office Assistant (Automated Systems) in accordance with Westchester County Civil Service.

Discussion: Supervisor Puglisi stated they are going forward to expand the Town’s social media policy and opportunities. There also will be a Town Beautification Committee and the Town is looking for volunteers.

All Voted **AYE**

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BUDGET TRANSFERS

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REPORTS FROM VARIOUS DEPARTMENTS

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January 15, 2019

Town Board Meeting

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

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ADJOURNMENT

The meeting was adjourned at 9:26 p.m. in memory of Lenny Keesler on a motion by Councilmember Creighton, seconded by Councilmember Farrell.

All voted **AYE**

Respectfully submitted,

**Laroue Rose Shatzkin
Town Clerk**

NEXT TOWN BOARD MEETING

February 12, 2019 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com