

MAY 14, 2019  
TOWN BOARD MEETING

*A full audio/video recording of this meeting is available at [www.townofcortlandt.com](http://www.townofcortlandt.com)*

A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on May 14, 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:

<b>LINDA D. PUGLISI</b>	<b>Supervisor</b>
<b>FRANCIS X. FARRELL</b>	<b>Councilmember</b>
<b>DEBRA COSTELLO</b>	<b>Councilmember</b>
<b>RICHARD BECKER</b>	<b>Councilmember</b>
<b>JAMES CREIGHTON</b>	<b>Councilmember</b>

**Also present:**

<b>THOMAS WOOD</b>	<b>Town Attorney</b>
<b>MICHAEL CUNNINGHAM</b>	<b>Assistant Town Attorney</b>
<b>LAROUÉ ROSE SHATZKIN</b>	<b>Town Clerk</b>
<b>CHRISTINE B. COTHREN</b>	<b>Deputy Town Clerk</b>
<b>PATRICIA ROBCKE</b>	<b>Comptroller</b>
<b>MICHAEL PREZIOSI</b>	<b>Director, DOTS</b>
<b>STEPHEN FERREIRA</b>	<b>Interim Director, DES</b>
<b>CLAUDIA VAHEY</b>	<b>Human Resources Coordinator</b>

**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:**

Supervisor commented on the Town of Cortlandt's Veteran's Committee, and how active and strong it is. Willie Nazario, Chairman of the committee is a Vietnam Veteran's Purple Heart Recipient. Memorial day is a very important day and is filled with several events in the community. Friday, 5/24/19, 1:30 p.m. the Town of Cortlandt has their annual ceremony of the Community Center on Westbrook Dr. Monday, 5/27/19, 10:00 a.m. the City of Peekskill ceremony, and Monday, 5/27/19, 11:00 a.m. Village of Croton-on-Hudson ceremony.

It is National Police week. Supervisor Puglisi thanked our NYS Police, and Westchester County Police, and all the other police departments in the region.

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Councilmember Creighton and Supervisor Puglisi presented Joshua Anderson, Eagle Scout, Troop 235 with a Proclamation. Joshua explained his project, which was an outdoor learning center at the Furnace Woods Elementary School, his alma mater.

Supervisor Puglisi recognized Johan Esol, a 12 year old Lakeland Copper Beach Middle School, Troop 174, who was in the audience working on his Citizen in the Community Merit Badge.

The opening of the Town Pool is on 6/15/19, and the grand opening of the newly constructed mini golf course at the Town Pool will be on 6/1/19, 11:00 a.m.

Supervisor Puglisi attended the annual memorial service for the Cortlandt Engine Co. at the Reformed Church of Cortlandtown in Montrose.

The month of May is Support your Local Businesses month. There are three new businesses in the Town of Cortlandt. Ace Hardware off of Lexington Ave., the Blue Mountain Tavern on Watch Hill Rd., and the ZenZone Gym on Albany Post Rd., Croton-on-Hudson.

The beginning of the Outdoor concert and movie series at the Cortlandt Waterfront Park in Verplanck will be Thursday, 6/13/19. These events are free to the public.

The Town of Cortlandt received the Westchester Municipal Planning Federation Award for the new Town pool amenities which include the nature trail network system and the miniature golf course.

There will be two individuals appointed to Director of DES, Stephen Ferreira, and Deputy Dir. DES, Brendt Van Zandt.

The amount of paving in the Town this year will be doubled, and will be voted on tonight. It will be about 8.5 miles of roads repaved.

The Cortlandt PITCH application has been withdrawn. The property owner, Martin Russo has agreed to do that, and will be trying to find another venue for this project. He will be exploring a new location near the Hudson River. It will be a public/private partnership, which is a good way to get amenities, businesses into a community and still be able to have the tax revenue.

**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:**

Councilmember Farrell attended the Cortlandt Engine Co. Memorial Service at the Dutch Reformed Church. This is their 100<sup>th</sup> anniversary. They honored deceased members of the fire company, ladies auxiliary, and others.

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The Verplanck Fire Dept. is celebrating their 90<sup>th</sup> year anniversary. They will be hosting Wing Night on Saturday, 5/18/19 from 6:00 – 9:00 p.m.

The CCRA attended the NYS Scholastic Rowing Championship in Saratoga, NY. They did really well in the competition. The boys double came in second in their heat, and the girls came in 4<sup>th</sup>. The team is growing and becoming more successful and competitive all the time.

**Councilmember Creighton gave his report**  
**OF NOTE:**

Congratulated the teams that competed in the NYS Rowing Championships.

Attended the NYS Federation of Lake Associations in Lake George, NY. The NYSDEC speaks on various issues that are important for our water quality. There are a couple of pilot programs going on now that combat the harmful algae blooms that are plaguing all the lakes across our state.

Attended Shop, Dine, and do Business in Cortlandt with Supervisor Puglisi at the Blue Mountain Tavern, and the Zen Zone grand opening, which he was very impressed with. Councilmember Becker and he went to Rob's Poultry Shop on Rte. 202, and encouraged residents to stop in. He encouraged residents to try to patronize local businesses as much as possible, as with the closing of Indian Point the focus on economic development in the Town is extremely important.

On the agenda the Town will be accepting a donation of property, Attias property, on Sprout Brook Rd., adding 113 acres to the Town's inventory of open space. It includes 20 acres of unrestricted land, which might make a perfect location for the Town to investigate community solar opportunity there.

Congratulated Steve Ferreira on his appointment to Director DES, and Brendt Van Zandt on his appointment as Deputy Dir. DES.

Honor our Veterans, Memorial Day is coming soon. Please come out and attend one of the many ceremonies in our community.

**Councilmember Becker gave his report**  
**OF NOTE:**

The closing of Indian Point. The Town has been preparing for this. The Supervisor put together a task force immediately upon hearing of the closing. The Town Board has been proactive. Economic development is going to be a key item. There will be an Economic Consultant hired on the agenda tonight. Please continue to support local businesses, which will provide sales tax which comes directly back to the Town. It is key to keeping our Town coffers full, keep taxes down, and expand Town services.

Taking Care of Business is aired on the government community channel. This is a show that showcases local businesses. Rob's Poultry was featured. Zio's Deli on Albany Post Rd., Croton

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was also featured. Cook's Florist was also featured. It is a very interesting experience to learn about local businesses and showcase them to the public.

There will be a new Economic Consultant hired this evening. He lives in Town, was a Councilmember, and a County Legislator. He knows the system inside and out.

Congratulations to Steve Ferreira on appointment to Dir. DES, and is very pleased to promote from within. Congratulations also to Brendt Van Zandt as Deputy Dir. DES.

**Councilmember Costello gave her report**

**OF NOTE:**

Congratulated Joshua Anderson on becoming an Eagle Scout. He was the highest fundraiser at the Stay Awake a Thon 11 years ago.

Recognized Alex's Army, which is a series of fundraising events for a young lady in our community who is battling cancer. The fundraising is recognized by a yellow butterfly with writing in it. Please try to donate to this cause, and support the local businesses that are donating proceeds to help the family. The outpouring of the community has been absolutely amazing.

Congratulated Steve Ferreira on appointment to Dir. DES, and Brendt Van Zandt as Deputy Dir. DES.

Congratulated WISE intern and Seasonal employees.

**APPROVAL OF THE MINUTES**

Councilmember Costello made a motion to approve the Minutes for the April 16, 2019 Regular Meeting seconded by Councilmember Becker.

All voted **AYE**.

**DANGEROUS BUILDING PROCEEDINGS**

1. To consider evidence that 270 Furnace Dock Road is a dangerous building.
  - a. Adopt an Order to Demolish

Tom Wood, Town Attorney explained that the property owner since the beginning of this proceeding the property owner has been taking some steps toward to remedy the situation, and we are hopeful by the next Town Board meeting that the demolition will take place, and a Building Permit for a new structure will be issued. So based on that the Town Board will be granting one further adjournment to the June meeting.

Councilmember Becker moved to adjourn the Public Hearing to June 11, 2019, seconded by Councilmember Creighton.

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**PUBLIC HEARINGS**

1. Public Hearing to consider a Zoning Map Change for property located at 2226 Crompond Road.
  - a. Close Public Hearing
  - b. Adopt Negative Declaration
  - c. Adopt Resolution regarding Local Law

Tom Wood, Town Attorney explained that the applicant is withdrawing this application for this proposal. As the Supervisor indicated, and as we previously indicated to the public we are finalizing the terms of a Public/Private Partnership on public lands. That will be coming up on a future Town Board meeting for discussion and approval.

Councilmember Creighton moved to close the Public Hearing seconded by Councilmember Farrell.

All Voted **AYE**.

Councilmember Creighton moved to remove the Public Hearing from the agenda seconded by Councilmember Farrell.

All Voted **AYE**.

**HEARING OF CITIZENS – AGENDA ITEMS ONLY**

**REPORTS**

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

All voted **AYE**.

**Receive and File the following:**

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

DOTS Code Enforcement 1<sup>st</sup> Quarter 2019 Report.

**OLD BUSINESS:**

**Receive and File the following:**

**NEW BUSINESS**

**Receive and File the following:**

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1. Request by Harris Corp. for the installation of emergency response antenna for MTA Police at the existing NYS Police lattice tower located at 1 Memorial Drive; Refer to Legal and DOTS.
2. Letter from Badey and Watson Surveying and Engineering P.C. on behalf of resident to extend the Red Oak Sewer District to incorporate tax parcels 44.8-4-13 and 44.8-4-14; Refer to Legal, DOTS and DES.
3. Petition from McCarthy, Fingar LLP regarding Jonas Bastys, Inc. petition for consent to increase sewer rates; Refer to Legal and DOTS.
4. Request from Resident of Edgewood Road to refund sewer application fee as they will not be proceeding with project; Authorize refund.

**RESOLUTION NO. 141-19 RE:** Authorize permit refund of \$3,000 for work not performed.

**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.

**RESOLUTION NO. 142-19:** Retain an Economic Consultant for one year.

**RESOLUTION NO. 143-19:** Approve the establishment of the Montrose Business Sewer District subject to the approval of the New York State Comptroller.

**RESOLUTION NO. 144-19:** Authorize an additional payment to Westchester County Police for Park Ranger Services for season May – September 2019.

**RESOLUTION NO. 145-19:** Authorize conveyance of the remainder of parcel deeded to DOT for Route 6 widening to Ryan Main LLC (S. 24.06 – Bl. 2 Lot 2).

**RESOLUTION NO. 146-19:** Authorize an IMA with the Village of Buchanan for the collection of Tax Liens.

**RESOLUTION NO. 147-19:** Authorize removal of Water Arrears from Tax Bill for Hudson Valley Hospital and allow payment of balance.

**RESOLUTION NO. 148-19:** Authorize Claims Administrator to settle claims of up to \$5,000. without further Town Board approval.

**RESOLUTION NO. 149-19:** Accept the “Attias” property on Sprout Brook Road from the Westchester Land Trust as open space.

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**RESOLUTION NO. 150-19:** Accept one Deed in Lieu of Foreclosure from In Rem parcel owner.

**Agenda Items for DOTS:**

**RESOLUTION NO. 151-19:** Approve the 2019 Paving List and Authorize the Director of Technical Services to solicit bids for paving.

**Agenda Items for DES:**

**RESOLUTION NO. 152-19:** Authorize purchase of vehicles for DES.

**RESOLUTION NO. 153-19:** Authorize contracts with vendors for the First Annual Winter Wonderland Festival.

**RESOLUTION NO. 154-19:** Authorize Cortlandt promotional advertisements in Local Print Media.

**RESOLUTION NO. 155-19:** Appoint Stephen Ferreira, P.E. as Director of DES.

**RESOLUTION NO. 156-19:** Appoint Brent Van Zandt, P.E. as Deputy Director of DES.

**RESOLUTION NO. 157-19:** Re-appoint Tom Waitkins as Town of Cortlandt Assessor to a new 6 year term beginning October 1, 2019 as per New York State Regulations.

**RESOLUTION NO. 158-19:** Appoint additional Summer Seasonals in DES.

**RESOLUTION NO. 159-19:** Appoint additional Summer Seasonals in Recreation.

**RESOLUTION NO. 160-19:** Authorize a High School Student Intern through the WISE program in DES.

**RESOLUTION NO. 161-19:** Authorize Intermittent Leaves of Absence for three employees in the Departments of DES, DOTS and Recreation.

**RESOLUTION NO. 162-19:** Schedule a Public Hearing for July 16, 2019 to Amend the Solid Waste Law with respect to Garbage Can Size.

**RESOLUTION NO. 163-19:** Schedule a Public Hearing for July 16, 2019 to Amend the Energy Conservation Law.

**Discussion:**

Councilmember Farrell wanted to make sure the Resolution regarding the Claims administrator was amended to state that the Town Board would receive a quarterly report.

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**ADDITIONS TO THE AGENDA**

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

**RESOLUTIONS:**

**RESOLUTION NO. 164-19:** Amend Resolution 125-19 regarding IMA for Croton Gorge Area.

**RESOLUTION NO. 165-19:** Authorize the Settlement of a Tax Certiorari with Mohegan Group LLC.

**RESOLUTION NO. 166-19:** Authorize the Settlement of a Tax Certiorari with Terrace Management.

**RESOLUTION NO. 167-19:** Appoint intern to the Office of the Comptroller and the Town Clerk.

**RESOLUTION NO. 168-19:** Authorize a settlement and separation agreement with a Town of Cortlandt employee.

**RESOLUTION NO. 169-19:** Authorize the Town Attorney and the Director of DOTS to retain consultants to assist with the review of Jonas Bastys Inc. petition to increase sewer rates.

All voted AYE.

**BUDGET TRANSFERS**

**REPORTS FROM VARIOUS DEPARTMENTS**

**REPORTS FROM STANDING & SPECIAL COMMITTEES**

**SECOND HEARING OF CITIZENS**

**ADJOURNMENT**

The meeting was adjourned at 7:55 p.m. on a motion from Councilmember Becker seconded by Councilmember Creighton.



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Respectfully submitted,

**Laroue Rose Shatzkin**  
Town Clerk

**NEXT TOWN BOARD MEETING**

**June 11, 2019 at 7:00 pm**  
Town Hall Web Site address: [www.townofcortlandt.com](http://www.townofcortlandt.com)