



Pursuant to NYS Executive Order 202/2020 issued by the Governor, the Town Board of the Town of Cortlandt is holding meetings virtually via a platform known as Zoom. The public can observe the meetings in real time and they are recorded as usual and posted on the Town Website.

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 12, 2021, 7:00 p.m. via Zoom. The following elected officials and appointed staff were 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	Deputy Town Attorney
LAROUÉ ROSE SHATZKIN	Town Clerk
CHRISTINE B. COTHREN	Deputy Town Clerk - ABSENT
PATRICIA ROBCKE	Comptroller
MICHAEL PREZIOSI	Director, DOTS
CLAUDIA VAHEY	Human Resources Coordinator
STEPHEN FERREIRA	Director, DES – ABSENT
TINA TOBACK	Senior Office Assistant

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m.

PLEDGE TO THE FLAG

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

SUPERVISOR'S PROCLAMATIONS & REPORTS

Supervisor Puglisi wished everyone a Happy New Year and shared hopes that 2021 will be better as people start to get the vaccine.

The Town of Cortlandt has been reinstated as a Climate Smart Community and is at the bronze level.

Fifteen years ago, the Town of Cortlandt became one of the original seven communities in NY State to become a Climate Smart Community.



The Town of Cortlandt has a new logo “CORTLANDT Where Life Works”, that is now trademarked.

Supervision Puglisi talked about the closure of Indian Point and discussed that Senator Peter Harckham and Assemblywoman Sandy Galef submitted three very important bills relating to Indian Point in December. Attorney Tom Wood confirmed that they were signed just before the new year. These bills will now allow the Town to assess the spent fuel rod dry cask storage units. Previously, the spent fuel rod storage units were considered temporary structures and moveable and therefore not assessable.

Attorney Tom Wood explained that the State Legislature modified the definition of real property to include the dry casks because it improbable that they will be moved. The next step is to determine how to assess them.

Supervisor Puglisi shared that Assessor Tom Waitkins will be working with Attorney Tom Wood and the Town will know in the near future what additional revenue will be generated. The loss of Indian Point also meant the loss of close to one thousand jobs, and one of the Bills provides protections for Labor, which is also very important. The final Bill is regarding PILOT programs and the Supervisor asked the Attorney to explain.

Attorney Tom Wood elaborated that 20 years ago the Town was in the forefront of getting special legislation that allowed a PILOT (Payment in Lieu of Taxes) agreement with an active nuclear plant. Up until that time, only if the Industrial Development Agency was involved, could a PILOT be used. The legislature has now amended the law to allow for PILOT programs with active and inactive nuclear plants, so that will protect the integrity of using a PILOT in the future.

A new Indian Point Committee has been formed to monitor and oversee the Decommissioning of Indian Point.

Supervisor Puglisi talked about the Town of Cortlandt pool campus and that the brand-new bath house is almost complete and a concession stand is currently under discussion. The campus includes the water spray court, miniature golf, the tennis courts have just been re-done and a half-court basketball court is going to be built. There is also an exercise trail and the Town is hopeful everything will be open this summer.

Lastly, the Supervisor indicated that we have some new small businesses that are coming into the Cortlandt Town Center and surrounding area to fill some of the vacant stores. There are some middle-size businesses interested in the waterfront property in the Hamlet of Verplanck and the Town Board will be connecting with residents to ensure they have a voice in the local development.

A local committee is being formed for Northern Cortlandt as well, and interested residents should reach out.



ROLL CALL

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

TOWN BOARD REPORTS

Councilman James Creighton gave his report

OF NOTE:

Councilman Creighton wished everyone a Happy New Year and shared that New York State has begun scheduling COVID Vaccines for people in group 1B. The number of infections after the Holidays have been increasing and the new UK Strain is all around us. Everyone should be vaccinated as soon as possible.

Councilman James Creighton discussed his work as the liaison for the Hudson Valley Gateway Chamber of Commerce, and as the chair of the Government Action Committee, he met with local business leaders to see how we continue helping our local businesses weather the storm. The US small business administration just introduced another \$284 billion worth of loans that are available through Mid-March. There are funds available for restaurants like Raising the NYS Bar Restaurant Recovery Fund and all of the Town's businesses are eligible for the Economic Injury Disaster Loan. There are several county programs which are smaller but helpful as well as the SBA Express Bridge Loans.

Councilman Creighton discussed the Chamber's support of sustainability measures. Many measures have been rolled out already in the Town of Cortlandt and these include electric car charging stations and Community Solar.

Congress has now permanently banned the establishment of new anchorages along our stretch of the Hudson River. This provision was included in the Elijah Cummings Coast Guard Authorization Act. That bill is now law and our stretch of the Hudson River is protected from those anchorages and that is very good news.

Councilman Creighton mentioned that the Town of Cortlandt now has a great communication tool called Recycle Right. It is an app that will help our residents stay informed with their recycling and sanitation schedules and can be found on the Town website, the sanitation page, the Apple App Store and Google Play.

Councilmember Becker gave his report

OF NOTE:

Councilman Richard Becker shared that he is honored to be re-appointed as Deputy Supervisor

An encyclopedia could be written about 2020. What has happened in Washington DC affects everyone. The attack on the system and on people who are serving us is confounding. While the country may be divided politically, it is heartening to see that for the most part, people across the board are disgusted by



the attack on Washington. This country goes through difficult times but always comes back. 2021 will be better and there is a great hope for some bipartisanship.

Councilman Richard Becker shared that he received his second COVID vaccine that day. As a physician in a large healthcare system Councilman Becker stated it is important to understand that the vaccine is not a live virus and it is impossible to get COVID from the vaccine. The vaccine is very safe and effective and millions of people have already been vaccinated safely. Worldwide, while there have been allergic reactions, there have been no deaths or serious illnesses associated with the vaccine. Residents can go on the NYS Website www.ny.gov/vaccine to learn more.

Councilmember Carter gave her report
OF NOTE:

Councilwoman Debra Carter shared that she and Councilman Becker had participated in a new episode of “Taking Care of Business”, highlighting the Croton Running Company, which is a full-service sneaker store. The store does runs once a week.

The Croton Arboretum in Croton on Hudson is having their 18th Annual Winter Tree Walk on February 7, 2021 from 12-2 pm. It is handicap accessible and there is a beautiful walkway.

Councilwoman Debra Carter noted that one of the agenda items is to approve a letter of intent for the Merchant’s Daughter and an indoor sports facility. This is a first step and is not a done deal but is needed by the companies to move forward. There will be a meeting with the Verplanck Business Association later this month and the input of the community is very important.

Councilmember Farrell gave his report
OF NOTE:

Councilman Farrell discussed the significance of the Indian Point legislation. It is perhaps a new approach nationwide and may have hiccups along the way. The real property law considered the nuclear waste storage structure like a garden structure – as something temporary and not attached to the ground that could easily be moved. We know this is not accurate and it is imperative that this structure be taxed appropriately. The Assessor needs to figure out the best way to assess these structures and the stakeholders will have input. Together we will work toward an equitable solution to provide some relief to the community. Thank you to Senator Harckham and Assemblywoman Galef, and to Governor Cuomo for signing the legislation.

The Cook Pool Campus is really shaping up and becoming a 3 season campus with all of the available amenities. It is a major location for our camps.

Councilman Farrell indicated he would like to see a small parking area developed to facilitate access to the Briarcliff-Peekskill Trailway. It is about a 12 mile trail.



The country is under incredible stress with the events in Washington acting as a flashpoint, and optimism is so important in these times. The Town Board is planning and moving ahead, and we as a nation will see this pandemic and these difficult times through.

APPROVAL OF THE MINUTES

Approve the Minutes for the December 07, 2020 Special Meeting and the December 15, 2020 Regular Meeting

Councilwoman Carter made a motion to approve the above Minutes, seconded by Councilman Becker with all voting **AYE**.

PUBLIC HEARINGS

The Public Hearing was opened at 7:46 PM

1. 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. Close Public Hearing

RESOLUTION NO. 1-21 RE: Adopt a Negative Declaration

RESOLUTION NO. 2-21 RE: Adopt Resolution Quaker Bridge

RESOLUTION NO. 3-21 RE: Adopt Resolution Furnace Dock

RESOLUTION NO. 4-21 RE: Adopt Resolution Continental Village

Attorney Tom Wood explained that there are certain parts of the Town that are not within the Fire District boundaries. The Town Board years ago created Fire Protection Districts, and contracts annually with various fire departments to provide services to these unincorporated areas of the Town.

Councilmember Becker made a motion to Close the Public Hearing, adopt a Negative Declaration, and adopt the Resolutions, seconded by Councilmember Creighton with all voting **AYE**.

The Public Hearing was closed at 7:47 PM

HEARING OF CITIZENS – AGENDA ITEMS ONLY



REPORTS

Receive and File the following:

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

Annual Report for 2020 from the Office of the Town Clerk.

OLD BUSINESS:

Receive and File the following:

1. Letter from the Roman Catholic Church of St. Christopher and St. Patrick thanking the Town Board for their donation toward Memorial Markers for Verplanck Veterans.
2. Letter to NYS Department of Public Service from Supervisor requesting that the Town of Cortlandt receives a portion of the \$15 million-dollar fund established for the Indian Point Closure.
3. Environmental Assessment for 3 Locust Avenue, former Toddville Elementary School; Refer to Legal.

NEW BUSINESS

Receive and File the following:

1. Letter from the Law office of Keith R. Betensky regarding Horton Lane; Refer to Legal and DES. (See Resolutions)

Councilman Creighton made a motion to receive and file the above, seconded by Councilman Farrell with all voting **AYE**.

2. Letter from Lewis Montana Esq. re Dickerson Pond Dam; Refer to Legal and DOTS.

Councilman Creighton made a motion to adopt the above, seconded by Councilman Farrell. The Board was polled as follows:

Councilwoman Carter	AYE
Councilman Creighton	AYE
Councilman Farrell	AYE
Councilman Becker	AYE
Supervisor Puglisi	RECUSED

The motion passed by a vote of 4 AYES.



3. Letter from NYS Department of Transportation regarding their intent to repave Route 6 in 2023.
4. Registered Trademark paperwork for CORTLANDT – Where Life Works.

Councilman Creighton made a motion to receive and file the above, seconded by Councilman Farrell with all voting **AYE**.

RESOLUTIONS

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

RESOLUTION NO. 5-21 RE: Town Safety Committee

RESOLUTION NO. 6-21 RE: Architectural Review Council

RESOLUTION NO. 7-21 RE: Alarm Appeals Board

2. Appoint the following:

RESOLUTION NO. 8-21 RE: Deputy Town Supervisor for the year 2021.

RESOLUTION NO. 9-21 RE: Town Board Liaison for Personnel Matters.

RESOLUTION NO. 10-21 RE: Town Board Liaison for solar energy issues.

RESOLUTION NO. 11-21 RE: Town Board Liaison to Hudson Valley Chamber of Commerce.

RESOLUTION NO. 12-21 RE: Town Board Liaison to Shared Services Task Force and staff members to serve with the Supervisor as Chairperson.

RESOLUTION NO. 13-21 RE: Town Board Liaison for Local Waterfront Revitalization Committee.

RESOLUTION NO. 14-21 RE: Town Board Liaison for GIS

RESOLUTION NO. 15-21 RE: EFPR Group LLP (CPA's) as Town Auditors

RESOLUTION NO. 16-21 RE: Town Board Liaisons to Departments

Councilwoman Carter made a motion to adopt the above resolutions, seconded by Councilman Becker with all voting **AYE**.



3. Adopt the following:

RESOLUTION NO. 17-21 RE: Rules of Procedure for the Town Board Meetings

RESOLUTION NO. 18-21 RE: Designate the 2021 Official Newspaper and alternates.

RESOLUTION NO. 19-21 RE: Designate the 2021 Depositories

RESOLUTION NO. 20-21 RE: Designate the Supervisor and Human Resource Coordinator as authorizing authorities to execute all Civil Service Forms.

RESOLUTION NO. 21-21 RE: Set the mileage reimbursement for Town Officials and employees.

RESOLUTION NO. 22-21 RE: Purchasing Manual for 2021.

RESOLUTION NO. 23-21 RE: IT Security Policy for 2021

RESOLUTION NO. 24-21 RE: Drug and Alcohol Policy for 2021

RESOLUTION NO. 25-21 RE: Social Media Policy for 2021

RESOLUTION NO. 26-21 RE: Sexual Harassment Policy for 2021

RESOLUTION NO. 27-21 RE: Workplace Violence Prevention Policy for 2021

Councilwoman Carter made a motion to adopt the above resolutions, seconded by Councilman Becker with all voting **AYE**.

RESOLUTION NO. 28-21 RE: Authorize Town Officials to attend the Association of Towns virtual training sessions in February in NYC.

RESOLUTION NO. 29-21 RE: Designate the Voting Delegate and Alternate for the Association of Towns Annual Business Session.

4. Authorize the Supervisor to execute the following 2021 Agreements and/or Contracts:

RESOLUTION NO. 30-21 RE: All contracts on behalf of the Town Awarded by the Purchasing Department.

RESOLUTION NO. 31-21 RE: Applications for pool and concession permits



RESOLUTION NO. 32-21 RE: Applications for State Aid for Youth and Senior Citizens.

RESOLUTION NO. 33-21 RE: Agreement with Westchester County with respect to Youthful Drug Abuse Prevention Program funding.

RESOLUTION NO. 34-21 RE: Inter-Local Agreements for Nor-West Regional Services.

RESOLUTION NO. 35-21 RE: All nutrition contracts.

RESOLUTION NO. 36-21 RE: Agreement with Westchester Jewish Community Services.

RESOLUTION NO. 37-21 RE: Agreements with respect to covering shared equipment.

RESOLUTION NO. 38-21 RE: Agreement with the Villages authorizing the Town Purchasing Director to advertise bids on behalf of the Villages.

RESOLUTION NO. 39-21 RE: All Personal Service Contracts.

Councilwoman Becker made a motion to adopt the above resolutions, seconded by Councilman Creighton with all voting **AYE**.

RESOLUTION NO. 40-21 RE: Authorize an Agreement with Fiscal Advisors and Marketing Inc. for financial advisory services.

RESOLUTION NO. 41-21 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. 42-21 RE: Authorize the Supervisor to execute contracts with Westchester County with respect to CDBG projects for 2021.

RESOLUTION NO. 43-21 RE: Authorize the extension of an Agreement with Woodard and Curran for GIS and Tax Map Services.

RESOLUTION NO. 44-21 RE: Authorize a Social Media Contract for 2021.

Agenda Items for DOTS:

RESOLUTION NO. 45-21 RE: Authorize DOTS to retain consultant services to update NYSDEC Dam Safety documents for Westchester Lake Dam and seek State and Federal Grants regarding same.



RESOLUTION NO. 46-21 RE: Authorize the Supervisor to execute documents needed to effectuate a land donation for portions of Parcels 56.17-1-14 and 56.17-1-15.

RESOLUTION NO. 47-21 RE: Extend the Senior Citizen's Homeowner Exemption and Disabled Homeowner Exemption.

RESOLUTION NO. 48-21 RE: Authorize a Letter of Intent between Cortlandt Pitch and the Town of Cortlandt.

RESOLUTION NO. 49-21 RE: Authorize a Letter of Intent between Merchant's Daughter and the Town of Cortlandt.

RESOLUTION NO. 50-21 RE: Acknowledge three pieces of legislation signed by Governor pertaining to the Indian Point Entergy Center

RESOLUTION NO. 51-21 RE: Authorization to Bid for Summer Camp Busing in 2021.

RESOLUTION NO. 52-21 RE: Appoint Ken Sherman to the title of Assistant Superintendent of Recreation as per Civil Service.

RESOLUTION NO. 53-21 RE: Authorize an intermittent Leave of Absence under FMLA for a DES employee.

RESOLUTION NO. 54-21 RE: Authorize a Leave of Absence under FMLA for a DOTS – Code Enforcement employee.

Attorney Tom Wood explained that the Letters of Intent is a non-binding document but provides the two business owners the opportunity to rely upon an expression by the Town Board that absent any unforeseen circumstances, they will go forward with negotiating leases. Based on these Letters of Intent, the business owners will retain professional services to answer important questions about things like sewer capacity, water, parking, and others. This information is needed not only in developing an infrastructure plan, but in going through the government grant process for the \$3.2 million grant the Board was awarded for that area.

Most homeowners are eligible for STAR, but senior citizens are entitled to receive Enhanced Star, based on their annual income. Normally at this time of year, seniors need to reapply at the Assessor's Office. Due to the COVID-19 Pandemic, the State Legislature has enacted a law that allows the Town to waive the requirement of seniors needing to come in to reapply for the Enhanced Star.

Councilman Frank Farrell added that the Enhanced STAR is also available to disabled individuals as well as senior citizens.

Supervisor Puglisi commented that Ken Sherman has worked in the Town for many years and she thanked him for his dedication and congratulated him on his promotion.



Councilman Creighton made a motion to adopt the above resolutions, seconded by Councilman Farrell with all voting **AYE**.

ADDITIONS TO THE AGENDA

NEW BUSINESS

Receive and File the following:

1. Senate Bill S8138 B regarding an amendment to the Real Property Tax Law, in relation to special deferments and installment payments during the COVID-19 emergency; Refer to Legal, *Comptroller and Receiver of Taxes*. AS AMENDED.

RESOLUTIONS

RESOLUTION NO. 55-21 RE: Accept Resignation of Employee Number 199370.

Attorney Tom Wood explained that Bill S8138 B is currently under consideration by the State Legislature and would allow School Boards to allow tax payers to pay their bills in more than two payments, which is conceptually a wonderful idea. The problem is that in Westchester, the Towns must by the 5th day of the month following tax collection, must pay over to the School District, the amount of the school taxes for the year. The town must turn over the full amount regardless of any outstanding collections, and this would have a detrimental effect on the Town's treasury, and might require an increase in the tax levy to ensure the funds were available. It is a complicated process and needs a little more thought by the legislature. If the Town could space out our payments as well, that would be one resolution. We will try to work with the State Legislature.

Councilman Farrell asked that the agenda be amended to also refer the item to the Comptroller's Office. And Councilwoman Carter asked that it also be referred to the Receiver of Taxes.

Councilman Farrell moved to adopt the above, seconded by Councilwoman Carter. All voted **AYE**.

BUDGET TRANSFERS - NONE

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES



SECOND HEARING OF CITIZENS

Councilman Creighton made a motion to adjourn the meeting seconded by Councilman Farrell with all voting **AYE**.

The meeting adjourned at 08:06 PM

ADJOURNMENT

NEXT TOWN BOARD MEETING

February 9, 2021 at 7:00 pm
www.townofcortlandt.com

Respectfully submitted,

Laroue Rose Shatzkin
Town Clerk