



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](http://www.townofcortlandt.com)*

A Regular Meeting of the Town Board of the Town of Cortlandt was conducted on February 9, 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 - ABSENT
MICHAEL PREZIOSI	Director, DOTS
CLAUDIA VAHEY	Human Resources Coordinator
STEPHEN FERREIRA	Director, DES
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 Linda Puglisi commented on the snow and introduced the Director of DES, including the Highway Department.

Director of DES Stephen Ferreira indicated there will be between 6 and 8 additional snow events in the next two weeks or so. The storm this morning came earlier than expected, and crews were out from about 5:30AM to 4:30PM. Another group of trucks will be out early tomorrow morning to help address



icy roads. There are 1800 fire hydrants in the Town of Cortlandt and citizen assistance to dig them out is highly appreciated.

Supervisor Puglisi thanked Director Ferreira and the highway department for their hard work.

February is Black History Month and the Town pays tribute to historical and current black figures who have and are contributing to this great country. The coming Monday is President's Day and the Town pays tribute to George Washington and to Abraham Lincoln.

The saga of Indian Point continues; it has been four years since the Town Learned of the closing, January 7<sup>th</sup>, 2017. Buchanan Mayor Theresa Knickerbocker, Superintendent of Hendrick Hudson Schools Joe Hochreiter, and Supervisor Puglisi have all participated in the Local and State Task Forces on Indian Point. There has since been an additional Task Force formed to oversee the dismantling of the plant. This third Task force is chaired by Buchanan Mayor Theresa Knickerbocker with Supervisor Puglisi as the vice chair. At the most recent meeting, it was learned that additional monies were placed into a cessation fund for the seven communities around New York State that can tap into the fund. The recent bills introduced by Senator Harckam and Assemblywoman Sandra Galef, and subsequently passed, will help with assessment of spent fuel rods and for people to get jobs. There will likely be a new PILOT program. Indian Point has been the Town's largest employer and largest tax payer for many years.

There is an addition to the agenda this evening – a petition regarding Colonial Terrace Catering, which has been part of our community for decades. The Drogy family is retiring and will sell the property to a company that will develop senior living. The Town is supportive of the project and there will be more to come, but the property will be put to good use.

Please take a look at the Town's Website, Facebook and Instagram which are a wealth of information for the community. Happy Valentines Day to all.

## **ROLL CALL**

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

## **TOWN BOARD REPORTS**

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

Councilmember Becker commented on what a busy time it is and how there are Zoom meetings almost every evening. The Police Task Force, the Verplanck Resident's Association. Sometimes being a councilman is drudgery and sometimes it is exciting, and there are very exciting things happening with



sewers at the moment. There are at least 4 items on the agenda this evening related to sewers, and all of these promote business. Not on the agenda, but in ongoing conversation are the creation of sewers along Lafayette Avenue, which will help homeowners, and along Route 9. There is especially a need along Route 9, the Montrose Business Association would love to have sewers and greater development could occur, completing the Town's mission of the Transit Oriented District. To close, there is a proposal for the residents of the Verplanck Resident's Association to bring them in very early in the process as future development is being considered, that should make everyone happy and keep them involved in shaping their area of the Town.

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

Councilmember Creighton commented on how the snow doesn't affect us the same during the Covid crisis. Zoom meetings continue regardless. This morning was a meeting with the Government Action Committee for the Hudson Valley Chamber of Commerce and Con Ed's representative shared their readiness preparations. There have been changes to their planning and there are now crews on standby rather than being requested after they are needed. There is always continued room for improvement. The DES staff have done a fabulous job, and have been very successful in keeping the roads clear.

Indian Point's most recent meeting was a great one and mostly focused on employees. The cessation fund, which is available to a number of communities that have had plants closed, has received 140 million dollars this year. This is not the end answer, economic development, keeping costs low, and keeping the tax base vibrant will still be necessary. There are about 300 employees that have not secured jobs yet, but excellent employers have been reaching out to the Chamber of Commerce to solicit those employees which is a great step forward.

Last week was Gun Violence Week and we honor the victims of gun violence.

The Police Reform Committee will be having a public session in 2 weeks as we get ready to finalize our report and we want to hear from the community at large. Today the Westchester County Police Reform Task Force released their recommendations, many of which were suggested by the Town of Cortlandt. Our voice is being heard. Hopefully the state will follow suit.

Supervisor Puglisi commented that she and Councilman Creighton have been working with local residents including a Wendy Talio, to set up a Northern Cortlandt Committee and interested parties should contact the Supervisor's Office.

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

Councilmember Farrell commented that this Thursday, February 11<sup>th</sup> at 7pm, the Town of Cortlandt, along with the Village of Buchanan and our consultants at Behan will be presenting the work done so far on the LWRP. Interested residents who want to participate or observe can find the links on both the



Town of Cortlandt website in the Calendar of Events. There is a lot of information available about the LWRP, what it is, what the goals are, and what's been done thus far. About 600 responses have been received to a survey asking about what residents would like to see happen. There are questions about recreation, enhancement, parks, improved access to the river, etc. Staff and consultants have tabulated the data so it is easy to digest – there are a lot of graphics to help understand response trends. This is a dynamic work in progress – it is an aspirational guide for the Town to use years into the future. There is also lots of information to be found on the Planning Department section of the Website about work that has been done on this project in prior years including the Town's Master Plan, a Verplanck Waterfront Master Plan, a Feasibility Report for the Hudson River Discovery Center, and Resiliency Reports that discuss climate change. There will be smaller workshops in the months ahead that center on Annsville, Verplanck, Buchanan and Montrose/Crugers. The area that this study encompasses goes far inland from the river. It includes all of Buchanan and Verplanck and lots of Montrose, Oscawana Lake, and other areas that one might not realize.

Councilman Becker mentioned sewers, which are actually holding up progress that could be made in other parts of Town. In discussions with a group called Montrose Matters, it has become clear to many residents that taxes are going up and that the revenue lost from Indian Point will not be easily replaced. However there is a clear desire among this resident group to reside in a Town that reflects what they will be paying in taxes and the kind of community they would like to live it. These residents would like to see some nice development and improvements but the lack of sewers continues to hold back progress. There are several private waste treatments plants along the route in question and creative solutions need to be sought to allow these ideas as well as the Transportation Oriented District to go forward.

Thank you to Director of DES Stephen Ferreira and his crew for their amazing job, and any help from the residents to shovel out our fire hydrants is much appreciated. Happy St. Valentines Day to the community.

### **Councilmember Carter gave her report**

#### **OF NOTE:**

Councilmember Debra Carter mentioned that in addition to Black History Month and Presidents Week, it is also Heart Health Month, and reminded everyone to eat healthy, exercise, and be kind to themselves after such a difficult year in the pandemic. Connection to loved ones even in these difficult times is so important.

There is a wonderful non-profit organization on the Agenda this evening called Let It Shine, please consider volunteering and donating to them. They will be moving in to 7<sup>th</sup> Street and the Town is excited to have them as a Food Pantry and Farmer's Market in the area.

Councilwoman Carter echoed the sentiments of thanking the DES staff for their hard work.

Supervisor Puglisi commented that the County Executive joined the Worksession last evening and spoke for 15 or 20 minutes to give an updated on the COVID response in Westchester. That portion of the Worksession was recorded and will be available on the Website soon.



## **APPROVAL OF THE MINUTES**

Approve the Minutes for the January 12, 2021 Regular Meeting and the January 25, 2021 Special Meeting.

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

## **PUBLIC HEARINGS**

### **HEARING OF CITIZENS – AGENDA ITEMS ONLY**

#### **REPORTS**

##### **Receive and File the following:**

For the month of March 2020 from the Department of Recreation.

For the Month of January from the Office of the Aging, the Purchasing Department and the Office of the Town Clerk.

2020 Year End Report – Department of Technical Services.

Annual Youth Attendance Report from the Department of Recreation.

#### **OLD BUSINESS:**

##### **Receive and File the following:**

1. Public Meeting announcements for LWRP to receive public input in February and March.
2. Memorandum from the Planning Board regarding Pondview Commons Bond Reduction. (See Resolutions)

#### **NEW BUSINESS**

##### **Receive and File the following:**

1. Letter from Badey & Watson Surveying on behalf of their client requesting an extension of the Red Oak Sewer District. (See Resolutions)



2. Letter requesting parcel on Hill and Dale Road be incorporated into the Peekskill Sanitary Sewer System. (See Resolutions)
3. Letter to the County Executive requesting an extension of sewer and water lines to go the Annsville section of Town to assist with economic development in that area.

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

Supervisor Puglisi commented that the Town is reaching out to the County and the County Executive regarding sewers at Annsville Circle to help with existing and new businesses.

## **RESOLUTIONS**

**RESOLUTION NO 58-21 RE:** Authorize the settlement of a tax certiorari with 1201 Oregon Road, LLC.

**RESOLUTION NO 59-21 RE:** Authorize the settlement of a tax certiorari with Cortlandt Realty Association LLC/Westchester Realty Association LLC.

**RESOLUTION NO 60-21 RE:** Amend Resolution 258-20 to authorize the settlement of a tax certiorari with Shoprite Supermarkets Inc #202/Croton Enterprises, LLC.

**RESOLUTION NO 61-21 RE:** Authorize the Relinquishment of the Town's Rights with Respect to a Portion of Cortlandt Street Subject to Permissive Referendum.

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

Town Attorney Tom Wood commented that the first three items are on the agenda because from time to time, property owners contest their assessments and after some time in the Supreme Court with appraisals, it is sometimes necessary come back to the Town Board seeking to resolve these cases with a settlement.

In respect to Cortlandt Street, there are sometimes unopened areas of a road that will never be used again, and property owners ask the Town to relinquish them. It has been recommended by staff that this undeveloped portion of Cortlandt Street is of no use to the Town and should be relinquished.

~~**RESOLUTION REMOVED RE:** Authorize the Relinquishment of the Town's Rights with Respect to a Portion of Horton Lane Subject to Permissive Referendum. REMOVED~~

**RESOLUTION NO 62-21 RE:** Renew Sewer Operations Agreements.



**RESOLUTION NO 63-21 RE:** Extend Current Insurance Policies until March 31, 2021.

**RESOLUTION NO 64-21 RE:** Approve Bond Reduction for the Pondview Commons Development Consistent with the Planning Board's Recommendations.

**RESOLUTION NO 65-21 RE:** Forward letter petitioning to have parcel on Hill and Dale Road incorporated into Peekskill Sanitary Sewer District to Westchester County for their consideration.

**RESOLUTION NO 66-21 RE:** Authorize inter-municipal stewardship program with Croton and Ossining to address issues at the Croton River and assist in providing trained Stewards from the New York-New Jersey Trail Conference for next season.

**RESOLUTION NO 67-21 RE:** Contract with Westchester County Police for ~~two~~ Park Rangers for the ~~2020-2021~~ season, AS AMENDED

**RESOLUTION NO 68-21 RE:** Authorize the Town Attorney to Obtain Environmental Counsel to File an Amicus Brief Supporting New York State's Petition pertaining to the Indian Point Energy Center.

**RESOLUTION NO 69-21 RE:** Authorize the Town Supervisor to Send a Letter to State Representatives Pertaining to Grants for the Construction of the Furnace Woods Sewer District.

**RESOLUTION NO 70-21 RE:** Authorize the Town Supervisor to execute a License Agreement with the Let it Shine Food Pantry.

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

Supervisor Puglisi commented that the Pondview Commons Development is directly adjacent to the Cortlandt Town Center – it is a new and attractive development and the Planning Board has recommended that the bond be reduced.

The Town has a small portion of property adjacent to the Croton River and it is a pleasure to work with Croton and Ossining to address the issues there. The stewards are trained and come from the New York New Jersey Trail Conference. The Town pays one third of the cost, which is \$10,000.

Councilman Frank Farrell commented that the COVID Pandemic has hit some of our neighbors hard, and the Let it Shine Food Pantry has been able to fulfill a real need. There was one patron who was coming and feeling bashful about her need to use the food pantry, and after several weeks, she showed up one day for what the pantry thought was a pick-up, but the patron explained that no, she had gotten her job back and was there to contribute to others who might need help.





Councilman James Creighton mentioned that he was on a call with the DEC prior to the Town Board Meeting, discussing the Catskill Region's Park Program and Rangers. Tourism has taken off in Cortlandt as well as the Catskills, and while that is wonderful, unrestricted access can be harmful, and the Rangers and Stewardship program are an important addition. Westchester County is currently hiring Park Rangers and interested residents should reach out.

1. Items for DOTS:

**RESOLUTION NO 71-21 RE:** Award TE Contract 2020.03 – NYS PIN 8390.96 Route 6/Westbrook Drive Intersection Improvements subject to NYSDOT approval of bid.

**RESOLUTION NO 72-21 RE:** Authorize DOTS to obtain proposals for a ~~mini master plan~~ *design services* related to Quarry Redevelopment in the Hamlet of Verplanck, AS AMENDED.

**RESOLUTION NO 73-21 RE:** Authorize DOTS and the Town Supervisor to execute Westchester County Department of Health Application Form on behalf of resident for inclusion into the Red Oak Sewer District.

**RESOLUTION NO 74-21 RE:** Authorize implementation and funding for NYS PIN 8390.96 Westbrook Drive Right, Cortlandt Town Center Intersection Improvement.

**RESOLUTION NO 75-21 RE:** Authorize DOTS and Purchasing to request proposals for Code Enforcement/Planning and Zoning Software.

**RESOLUTION NO 76-21 RE:** Authorize DOTS to apply Consolidated Funding Application for Water Quality Grant Funding available for infrastructure improvements.

2. Items for DES:

**RESOLUTION NO 77-21 RE:** Authorize the solicitation of proposals for inspections of all commercial water meters along the Cortlandt Boulevard corridor.

**RESOLUTION NO 78-21 RE:** Authorize the purchase and installation of flashing yellow post lights with signage on Mt. Airy Road.

**RESOLUTION NO 79-21 RE:** Authorize the purchase of HVAC equipment and materials for Town Hall office suites.

**RESOLUTION NO 80-21 RE:** Appoint Emil Moussa to the CAC and update all CAC appointments to January.





**RESOLUTION NO 81-21 RE:** Authorize a Leave of Absence for an employee in the Office of the Town Comptroller.

**RESOLUTION NO 82-21 RE:** Authorize usage of a Temp Agency in the Office of the Town Comptroller.

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

Director of DOTS Michael Preziosi commented that most of his items this month are self-explanatory.

Director of DES Stephen Ferreira commented that his department would like to inspect all commercial water meters along Cortlandt Boulevard. There are roughly 60-70 different locations. The flashing yellow sign on Mt. Airy Road will be a "Curve Ahead" sign with two flashing lights. The need was brought to the Town's attention by a resident and supported by the Westchester County Police. The HVAC equipment will be for the East Wing of Town Hall and will be installed "In-House" by DES staff.

## **ADDITIONS TO THE AGENDA**

### **NEW BUSINESS**

#### **Receive and File the following:**

1. Petition from Zarin & Steinmetz on behalf of NRP Group LLC for Zoning Text Amendments for development of an Active Adult Residential Community at 119 Oregon Road; Refer to Legal, DOTS and Planning Board.

## **RESOLUTIONS**

1. Authorize the Town Supervisor to sign a License Agreement with the Let it Shine Farmer's Market.

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

## **BUDGET TRANSFERS - NONE**

## **REPORTS FROM VARIOUS DEPARTMENTS**



## **REPORTS FROM STANDING & SPECIAL COMMITTEES**

### **SECOND HEARING OF CITIZENS**

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

The meeting adjourned at 08:06 PM

### **ADJOURNMENT**

### **NEXT TOWN BOARD MEETING**

**March 16, 2021 at 7:00 pm**  
**[www.townofcortlandt.com](http://www.townofcortlandt.com)**

Respectfully submitted,

Laroue Rose Shatzkin  
Town Clerk