



# TOWN OF CORTLANDT

**Town Clerk**  
LAROUÉ R. SHATZKIN

**Deputy Town Clerk**  
CHRISTINE B. COTHREN

## OFFICE OF THE TOWN CLERK

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
P: 914-734-1020 F: 914-734-1102  
[www.townofcortlandt.com/townclerk](http://www.townofcortlandt.com/townclerk)

**Town Supervisor**  
RICHARD H. BECKER

**Town Board Members**  
CRISTIN JACOBY  
JAMES F. CREIGHTON  
FRANCIS X. FARRELL

## REGULAR MEETING

### TOWN BOARD AGENDA – FEBRUARY 15, 2022

**PLACE:**

**TOWN HALL**

**TIME:**

**7:00 PM**

## ORDER OF BUSINESS

### MEETING CALLED TO ORDER

### PLEDGE TO THE FLAG

### SUPERVISOR'S PROCLAMATIONS & REPORTS

### ROLL CALL

### TOWN BOARD REPORTS

### APPROVAL OF THE MINUTES

Approve the Minutes for the January 11, 2022.

### PUBLIC HEARINGS

1. Public Hearing to amend Local Law 5 of 2021 regarding Enhanced Veteran's Exemptions.
  - a. Close Public Hearing
  - b. Adopt a Negative Declaration
  - c. Adopt Resolution.

2. Public Hearing to amend Local Law 3 of 1996 regarding DOTS/Planning Division.
  - a. Close Public Hearing
  - b. Adopt Negative Declaration
  - c. Adopt Resolution

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

#### **REPORTS**

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

For the month of January 2022 from the Recreation Department.

For the month of January 2022 from the Office of the Aging, Receiver of Taxes and the Town Clerk.

#### **OLD BUSINESS:**

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

#### **NEW BUSINESS**

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

1. Letter from Daniel Pozin, Esq. on behalf of Jonas Bastys, Inc. regarding increase of sewer rate; refer to Town Attorney, Town Engineer, and Town Clerk.

#### **RESOLUTIONS**

1. Appoint Town Board member to fill a vacancy for Supervisor Becker.
2. Appoint Marriage Officer
3. Authorize purchase of software upgrade from Springbrook (KVS) for Comptroller's Office.
4. Authorized IT purchase of updates to the Nyberg Meeting Room not to exceed \$7,000.
5. Authorized IT purchases to upgrade network security up to \$51,000.
6. Authorize a one-month extension of the Town's Cyber Insurance Policy.

7. Authorize conveyance of landlocked parcel (SBL 13.13-2-4) to adjoining property owner subject to Permissive Referendum.
8. Authorize the Town Supervisor to execute an Amended Cooperative Agreement pertaining to the Indian Point Settlement Fund.
9. Authorize the Town Supervisor to execute a correction deed for SBL 13.9-4-58.
10. Authorize the Town Supervisor to execute an IMA with the Town of Yorktown for the DARE Program.
11. Schedule a Public Hearing for April 12, 2022 to amend Local Law No. 1-2021 NYStretch Energy Code.
12. Amend Town Board Resolution No. 272-21 awarding Quarry Park infrastructure design as required by Federal EDA.
13. Appoint Stephen Ferreira to the title of Director of DES in accordance with Westchester County Civil Service.
14. Appoint Catherine Brosnan to the title of Assistant Civil Engineer in accordance with Westchester County Civil Service.
15. Appoint Brent VanZandt to the title of Deputy Director of DES in accordance with Westchester County Civil Service.
16. Appoint Maria Pereira to the title Deputy Court Clerk II.
17. Authorize a leave of absence under FMLA for an employee in DES
18. Authorize a new leave of absence under FMLA for an employee in DOTS.
19. Authorize an intermittent leave of absence under FMLA for an employee in Purchasing.
20. Authorize the Supervisor to send correspondence to the Governor and elected officials expressing concerns in relation to accessory dwelling units, and Transit Oriented Development densities.
21. Authorize renewal of the Inter-Municipal Stewardship Program for the Croton River not to exceed \$13,000.

22. Authorize a payment to Westchester County Police with respect to Park Rangers not to Exceed \$35,000.
23. Appoint Wendy Greenfield to Director of Nor-West.

**ADDITIONS TO THE AGENDA**

**BUDGET TRANSFERS** – NO



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RICHARD H. BECKER

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CRISTIN JACOBY  
JAMES F. CREIGHTON  
FRANCIS X. FARRELL

February 3, 2022

VIA EMAIL

The Gazette  
Post Office Box 810  
Croton-on-Hudson, New York 10520

Dear Gary:

Please publish the attached Legal Notice in the Thursday, February 10, 2022 issue of the Gazette, and return three (3) Affidavits of Publication to the undersigned as soon as possible.

If you have any questions, please do not hesitate to contact me.  
Thank you for your assistance.

Very truly yours,

Christine B. Cothren  
Deputy Town Clerk

Cc: Legal File  
Agenda File

Legal Notice – “PUBLIC HEARING TO AMEND LOCAL LAW NO. 5-2021 WITH RESPECT TO ENHANCED VETERAN’S EXEMPTIONS.”

**LEGAL NOTICE – PUBLIC HEARING**

**A PUBLIC HEARING FOR FEBRUARY 15, 2022 TO AMEND  
LOCAL LAW 5 OF 2021 REGARDING ENHANCED VETERAN'S  
EXEMPTIONS**

**RESOLVED**, that the Town Board of the Town of Cortlandt, Westchester County, New York will conduct **PUBLIC HEARING** regarding the above on the 15th day of February, 2022 at 7:00 o'clock P.M., prevailing time, or as soon thereafter as possible, in the Vincent F. Nyberg General Meeting Room of the Town Hall located at One Heady Street, Cortlandt Manor, New York.

All persons interested in this proposed action will be heard at this time, date and place specified above, and written comments in regard thereto should be submitted to the Town Clerk no later than 4:00 pm, of the day of said Public Hearings to be included in the transcript of the proceedings of this hearing.

The Town Hall is a handicapped accessible facility.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted January 11, 2022  
At a Regular Meeting  
Held at the Town Hall**



# TOWN OF CORTLANDT

**Town Clerk**  
LAROUÉ R. SHATZKIN

**Deputy Town Clerk**  
CHRISTINE B. COTHREN

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February 3, 2022

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If you have any questions, please do not hesitate to contact me.  
Thank you for your assistance.

Very truly yours,

*Christine B. Cothren*  
Christine B. Cothren  
Deputy Town Clerk

Cc: Legal File  
Agenda File

Legal Notice – “PUBLIC HEARING TO AMEND LOCAL LAW NO. 3-1996

**A PUBLIC HEARING TO AMEND LOCAL LAW 3 OF 1996**

**WHEREAS**, Local Law 3 of 1996 provided that the Department of Planning and Community Development would be a part of the Department of Technical Services; and

**WHEREAS**, it is now the desire of the Town Board to consider making the Department of Planning and Community Development a separate department;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board will conduct a Public Hearing on Local Law A-2022 entitled "Local Law Amending Local Law 3 of 1996 making the Department of Planning and Community Development an Independent Department" at its Regular Meeting on February 15, 2022 at 7:00 pm at the Town Hall, 1 Heady Street, Cortlandt Manor, NY.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted January 11, 2022  
At a Regular Meeting  
Held at Town Hall**



**RESOLUTION**

NUMBER \_\_\_\_\_

**(RE: NEGATIVE DECLARATION RE: A LOCAL LAW TO AMEND LOCAL LAW NO. 5-2021 REGARDING ENHANCED VETERANS EXEMPTION.)**

conducting a Public Hearing hereon, A Local Law to amend Local Law No. 5-2021 regarding enhanced Veteran's Exemption.

**WHEREAS**, in accordance with the requirements of the New York State Environmental Quality Review Act ("SEQRA"), the Town Board must make a determination as to the Environmental Impact of this proposed action; and

**WHEREAS**, in accordance with 6 NYCRR, Part 617.6, the Town Board is the only Agency required to approve the proposed action, and is therefore the Lead Agency; and

**WHEREAS**, a short Environmental Assessment Form has been prepared, signed by the Supervisor, and accepted by the Town Board; and

**WHEREAS**, the Town Board has duly considered all of the environmental aspects of the proposed action;

**NOW, THEREFORE, BE IT RESOLVED**, based on a review of the Project, there appear to be no significant adverse environmental impacts; and

**BE IT FURTHER RESOLVED**, that based upon the Environmental Assessment Form submitted to and reviewed by the Town Board, that this is an Unlisted Action; and

**BE IT FURTHER RESOLVED**, that based upon the Environmental Assessment Form, the Town Board of the Town of Cortlandt does hereby **ADOPT** the attached **NEGATIVE DECLARATION** with respect to this matter.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
At a Regular Meeting**

 **DRAFT**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: LOCAL LAW TO AMEND LOCAL LAW NO. 5-2021 REGARDING  
ENHANCED VETERANS EXEMPTIONS)**

**RESOLVED**, that the Town Board of the Town of Cortlandt does hereby adopt Local  
Law No. of 2022.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

Local Law No. \_\_\_ of 2022

(A LOCAL LAW TO AMEND LOCAL LAW NUMBER 5 OF 2021 REGARDING  
ENHANCED VETERANS EXEMPTIONS)

**Section 1. Legislative Intent**

The Town previously passed Local Law Number 5 of 2021 in order to ensure that Veterans in the Town receive the maximum property tax exemption as permitted by Law. Local Law Number 5 of 2021 used assessed values and this amended Local Law shall use real dollar amounts.

**Section 2. Text Amendments In Real Dollar Values**

The Town Code shall be updated to reflect the updated exemption amounts. The language in **bold** shall be added and the language that is ~~stricken~~ shall be removed:

- A. Qualifying residential real property, as defined in New York State Real Property Tax Law § 458-a, shall be exempt from taxation to the extent of 15% of the assessed value of such property; provided, however, that such exemption shall not exceed ~~\$54,000~~ **\$75,000** or the product of ~~\$54,000~~ **\$75,000** multiplied by the latest state equalization rate for the assessing unit.
- B. In addition to the exemption provided by Subsection A of this § **275-9.1**, where the veteran served in a combat theater or combat zone of operations as documented by the award of the United States campaign ribbon or service medal, qualifying residential real property, as defined in New York State Real Property Tax Law § 458-a, shall be exempt from taxation to the extent of 10% of the assessed value of such property; provided, however, that such exemption shall not exceed ~~\$36,000~~ **\$50,000** or the product of ~~\$36,000~~ **\$50,000** multiplied by the latest state equalization rate for the assessing unit.
- C. In addition to the exemptions provided by Subsections A and B of this § **275-9.1**, where the veteran received a compensation rating from the United States Veterans' Administration or from the United States Department of Defense because of a service-connected disability, qualifying residential real property, as defined in New York State Real Property Tax Law § 458-a, shall be exempt from taxation to the extent of the product of the assessed value of such property multiplied by 50% of the veteran's disability rating; provided, however, that such exemption shall not exceed ~~\$180,000~~ **\$250,000** or the product of ~~\$180,000~~ **\$250,000** multiplied by the latest state equalization rate for the assessing unit. For the purposes of this subsection, for a person who served in the active military, naval or air service during a period of war and who died in service of a service-connected disability, such person shall be deemed to have been assigned a compensation rating of 100%.

**Section 3. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or

invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 4. Effective date.**

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

NUMBER \_\_\_\_\_

**(RE: NEGATIVE DECLARATION RE: A LOCAL LAW TO AMEND LOCAL LAW NO. 3-1996 REGARDING DOTS/PLANNING DIVISION)**

conducting a Public Hearing hereon, A Local Law to amend Local Law No. 5-2021 regarding enhanced Veteran's Exemption.

**WHEREAS**, in accordance with the requirements of the New York State Environmental Quality Review Act ("SEQRA"), the Town Board must make a determination as to the Environmental Impact of this proposed action; and

**WHEREAS**, in accordance with 6 NYCRR, Part 617.6, the Town Board is the only Agency required to approve the proposed action, and is therefore the Lead Agency; and

**WHEREAS**, a short Environmental Assessment Form has been prepared, signed by the Supervisor, and accepted by the Town Board; and

**WHEREAS**, the Town Board has duly considered all of the environmental aspects of the proposed action;

**NOW, THEREFORE, BE IT RESOLVED**, based on a review of the Project, there appear to be no significant adverse environmental impacts; and

**BE IT FURTHER RESOLVED**, that based upon the Environmental Assessment Form submitted to and reviewed by the Town Board, that this is an Unlisted Action; and

**BE IT FURTHER RESOLVED**, that based upon the Environmental Assessment Form, the Town Board of the Town of Cortlandt does hereby **ADOPT** the attached **NEGATIVE DECLARATION** with respect to this matter.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
At a Regular Meeting**

 **DRAFT**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: LOCAL LAW TO AMEND LOCAL LAW NO. 3-1996 REGARDING  
DOTS/PLANNING)**

**RESOLVED**, that the Town Board of the Town of Cortlandt does hereby adopt Local  
Law No. of 2022.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

Local Law No. \_\_\_ of 2022

**(A LOCAL LAW TO AMEND LOCAL LAW NUMBER 3 OF 1996 TO SEPARATE THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FROM THE DEPARTMENT OF TECHNICAL SERVICES)**

**Section 1. Legislative Intent**

For decades, the Town has had a Department of Technical Services which encompasses Engineering Services, Code Administration and Enforcement, and Planning and Community Development. Planning and Community Development has morphed throughout time into a separate discipline which does not require a professional engineer to oversee its functions. The Town Board believes that now is the time to allow Planning and Community Development to be its own Department with its own Department Head.

**Section 2. Amendments to Local Law 3 of 1996 and Local Law 8 of 1997**

The Department of Planning and Community Development, also known as the Department of Planning and Community Improvement, shall be its own Department with its own Department Head.

**Section 3. Department Head**

The Director of Planning shall be the Department Head.

**Section 4. Current Provisions**

All laws, ordinances, rules and regulations pertaining to “Planning”, “Planning Division”, or “Planning Board” shall be the responsibility of and duty of this Department.

**Section 5. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 6. Effective date.**

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022**  
**At a Regular Meeting**  
**Held at Town Hall**

DRAFT





Town Supervisor  
RICHARD H. BECKER

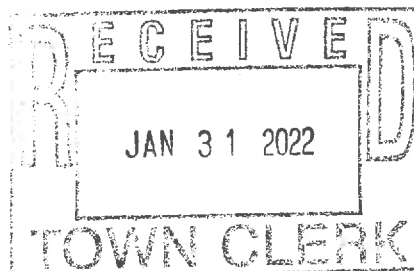
Town Board Members  
JAMES F. CREIGHTON  
FRANCIS X. FARRELL  
CRISTIN JACOBY

**TOWN OF CORTLANDT**  
DEPARTMENT OF RECREATION AND CONSERVATION  
OFFICE FOR SENIOR SERVICES

MURIEL H. MORABITO COMMUNITY CENTER  
29 WESTBROOK DRIVE  
CORTLANDT MANOR, NY 10567  
MAIN PHONE: 914-528-1572  
FAX: 914-528-1585  
[www.townofcortlandt.com/seniors](http://www.townofcortlandt.com/seniors)



DAWN J. MAHONEY  
Director  
OFFICE FOR SENIOR SERVICES  
DAWNM@TOWNOFCORTLANDT.COM



January 31, 2022

To: Town Clerk Laroue Rose Shatzkin

Re: Senior Citizen Monthly Attendance

Enclosed are the statistics related to the programs conducted at the Muriel Morabito Community Center, during the month of January, for the senior citizens of the Town of Cortlandt under my direction.

In addition to a detailed report of attendance, there is a comparison to last year's figures and a hypothesis to explain the differences.

Sincerely,

Dawn Mahoney  
Director of Senior Services

**Senior Citizen Clubs:**

The spike of Covid cases due to the Delta and Omicron variant and the precarious nature of this population greatly influence the fluctuation in participation. The pandemic has cancelled some of the weekly club meetings that fall under Senior Citizen Programming for the month of January but they are on the rise. We did have 7 large club meetings this month with approximately 64 in attendance at each. Verplanck Seniors continue to meet at the Schoolhouse each week.

**Nutrition Program:**

The Home Delivered Meal Program is sporadic in nature, due in part to the fragile health of those involved. It has seen a slight decrease in the averages from last year.

The Congregate Meal Program varies in accordance with the menu as put forth by Westchester County Senior Programs and Services. We continued and increased the number of congregate meals this month, in addition to the GRAB & GO meal service.

**Other Services:**

This month, our numbers continue to increase across the board, as more programs are resuming. We had Covid-19 test kit distribution to the town's seniors this month and gave away 500 in all. We added a new program to our activities, indoor Pickleball. There has been a great turnout having teams of 4 playing each Monday from 11am-3:30 Pm. In addition, I've attached our monthly January calendar so you can reference.

Activity	2022			2021			difference
	# of sessions	Totals	Avg/ session	# of sessions	Totals	Avg/ session	
NOR-CORT CLUB	4	254	63.5	1	15	15.0	48.5
CORTLANDT CLUB	3	34	11.3	0	0	0.0	11.3
VERPLANCK CLUB	4	93	23.35	4	59	14.8	8.6
PARTIES	n/a	n/a	n/a	n/a	n/a	n/a	n/a
EXERCISE	8	240	30	9	260	28.9	1.1
Acts, Cards, Ceram.	8	160	20	4	15	3.8	16.2
SPECIALS	6	298	49.6	2	45	22.5	27.1
BUS TRANS.	10	69	6.9	1	6	6.0	0.9
TRIPS	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOME VISITS	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WJCS/Referels	14	70	5	19	98	5.2	-0.2
SHOPPING	4	26	6.5	1	4	4.0	2.5
MEDICAL CAR	11	21	2.09	3	8	2.7	-0.6
CONGREGATE	18	101	5.61	19	48	2.5	3.1
HDM / SNAP	18	950	52.78	19	1055	55.5	-2.8



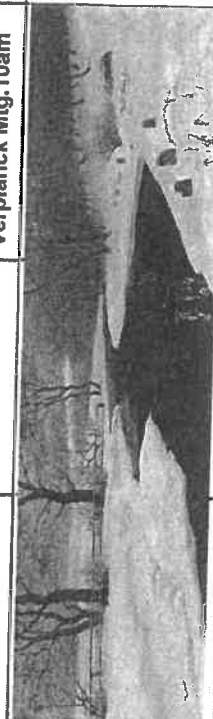
n/a=programs not running due to Covid protocols

# TOWN OF CORTLANDT SENIOR CALENDAR

## January 2022 "Golden Connection"

29 Westbrook Dr.  
Cortlandt Manor,  
914-528-1572

### SCHEDULE OF EVENTS

Monday	Tuesday	Wednesday	Thursday	Friday
<b>3</b> Line Dancing 10:30am Coffee Hour 12:00pm	<b>4</b> Nor-Cort Meeting 10:30am Lunch Bingo	<b>5</b> Cortlandt Meeting 10:30am Lunch Bingo	<b>6</b> Chair Yoga 10:30am Wii Bowling 11:45am Mah Jong and Card Playing 12:00pm Verplanck Mtg. 10am	<b>7</b> Pizza & Movie "The Call of the Wild" 1:00pm Low Impact 10:15am Zumba 12:15pm
<b>10</b> Line Dancing 10:30am Coffee Hour 12:00pm	<b>11</b> TRIPS OPENING 9:00AM Nor-Cort Meeting 10:30am Lunch Bingo	<b>12</b> Cortlandt Meeting 10:30am Lunch Bingo	<b>13</b> No Chair Yoga Wii Bowling 11:45am Mah Jong and Card Playing 12:00pm Verplanck Mtg. 10am	<b>14</b> Low Impact 10:15am Zumba 12:15pm
<b>17</b> CENTER CLOSED 	<b>18</b> Nor-Cort Meeting 10:30am Lunch Bingo	<b>19</b> Big Bingo 12:30pm 	<b>20</b> Chair Yoga 10:30am Wii Bowling 11:45am Mah Jong and Card Playing 12:00pm Verplanck Mtg. 10am	<b>21</b> Low Impact 10:15am Zumba 12:15pm
<b>24</b> Line Dancing 10:30am Coffee Hour 12:00pm	<b>25</b> Nor-Cort Meeting 10:30am Lunch Bingo	<b>26</b> Cortlandt Meeting 10:30am Lunch Bingo	<b>27</b> Chair Yoga 10:30am Wii Bowling 11:45am Mah Jong and Card Playing 12:00pm Verplanck Mtg. 10am	<b>28</b> Low Impact 10:15am Zumba 12:15pm
<b>31</b> Line Dancing 10:30am Coffee Hour 12:00pm				PLEASE NOTE: CALENDARS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE!!

**IMPORTANT:** We ask that you provide us with proof of full COVID-19 Vaccination. If you chose not to, we will ask you to wear your mask indoors regardless of your vaccination status.

**Winter Weather Policy:** If the Lakeland School District is delayed or closed for the day ALL Senior Programs & transportation at the Community Center are cancelled. Listen to WHUD or WLNA radio. Feel free to call the center (914) 528-1572 for information.

**Pizza & Movie:** January 7th, \$5.00 for pizza, drink and dessert. "The Call of the Wild" starring Harrison Ford and Omar Sy. Buck is a big hearted dog whose blissful domestic life gets turned upside down when he is suddenly uprooted from his California home to the wilds of the Alaskan Yukon in the 1890's. Pre-registration required with payment.

**Big Bingo:** Wednesday, January 19th at 12:30pm. Entrance fee is \$7.00 paid in advance includes 1 card for each game. Additional cards, daubers and bonus games will be available for purchase. Pre-registration is required with payment.

**Trip Opening Day:** Tuesday, January 11th @9:00am. We will taking reservations for Fascia's Chocolate Tour and NYC Broadway Musical. Payment required at sign-up. Checks payable to "Town of Cortlandt".

Evelyn, our ceramics instructor, will be in Florida from January to April. There are many new pieces and you may see them now and work on them while she is away. Any questions see office staff.

**iPad Basic Course:** Look for it coming up in February. Taught by Helen Markus.

**Coffee Hour** is back on Mondays at 12 Noon. Coffee will be provided. Feel free to bring snacks.

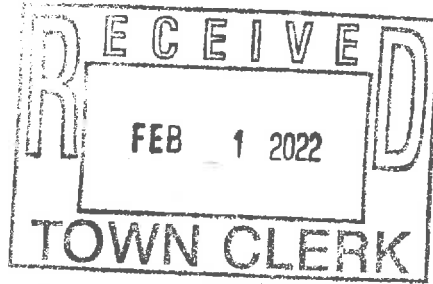
**PLEASE NOTE:** Our Veteran's Meeting will now be held once a month on Wednesdays at Town Hall. Please ask for a schedule of dates.



# TOWN OF CORTLANDT

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1030

DEBRA A CARTER  
RECEIVER OF TAXES



February 1, 2022

Honorable Richard Becker  
Supervisor, Town of Cortlandt  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Dear Supervisor Becker:

Pursuant to Chapter 283, Section 281 of the Westchester County Administrative Code 1948, I herewith submit this statement of all monies collected by the Tax Office for the month of January 2022.

Sincerely,

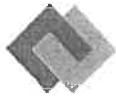
Debra A Carter  
Receiver of Taxes

TOWN OF CORTLANDT  
 RECEIVER OF TAXES  
 January 1, 2022 to January 31, 2022

COLLECTION	OPENING BALANC	COLLECTION	UNAPPLIED	CREDIT CARD FEES	MEMO/CHK FEES	MISC	OVER/SHORT	CLOSING BALANCE
School Taxes 2021-22								
Croton Harmon	10,323,902.46	9,068,523.15						
Hendrick Hudson	13,388,403.56	11,971,053.61						1,255,379.31
Lakeland	13,831,280.46	12,659,600.80						1,417,349.95
Putnam	1,008,624.50	923,584.95						1,171,679.66
Yorktown	481,564.71	359,891.95						85,039.55
Total School Taxes	39,033,775.69	34,982,654.46	35,701.95					121,672.76
Town & County 2021	232,979.37	6,845.04						4,051,121.23
Town & County Penalty 2021		9,891.33						
Total Town, School, County, Pen		1,186.96		13,737.25				223,088.04
Liens		35,000,577.79						
Lien Interest	1,742,062.61	47,564.91						
Installation Plan		3,329.55						1,694,497.70
Installation Plan Interest	5,924.41							
Total Lien & Interest		50,894.46						5,924.41
TOTALS Base & Interest		35,051,472.25	35,701.95	13,737.25	700.00		3.76	35,101,615.21

Duplicate payment by Corelogic for SBL #13.17-2-6 in the amount of \$4494.84 Refund issued to Corelogic  
 Original payment went to the water department. Applied payment to SBL 24.5-4-25





McCarthy  
Fingar LLP  
Counselors at Law

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E-mail : [info@mccarthyfingar.com](mailto:info@mccarthyfingar.com)  
Web : [www.mccarthyfingar.com](http://www.mccarthyfingar.com)  
Direct Line: 914-385-1062  
Email: [dpozin@mccarthyfingar.com](mailto:dpozin@mccarthyfingar.com)

February 1, 2022

VIA FEDERAL EXPRESS

Supervisor Richard Becker and Town Board Members  
Town of Cortlandt  
1 Heady Street  
Cortlandt, New York 10567

Re: Jonas Bastys, Inc.  
Petition for Consent to Increase Sewer Rate Pursuant to  
NYS Transportation Corporations Law Article 10

Dear Supervisor and Town Board Members:

As attorneys for Jonas Bastys, Inc. (the "Sewer Company"), we submitted to the Town in September 2020, a petition on behalf of the Sewer Company seeking an increase in sewer rates pursuant to Section 121 of the NYS Transportation Corporations Law (the "Petition"). As set forth in the Petition, the last sewer rate increase was approved by the Town in June, 1991. Notably, there was a question of whether the Town Board timely rejected the Petition. In the meantime, we have been working with the Town Attorney and Director of Technical Services on a possible agreement for the Town to acquire the Sewer Company's facilities.

While we are working on the terms of such an agreement, it has been acknowledged that the Sewer Company's operational costs have increased since its last rate increase in 1991 and the Sewer Company has made, and continues to make needed plant upgrades. As such, we were asked to resubmit the Petition, as is, for consideration by the Town Board while the terms of an acquisition arrangement can be negotiated.

Accordingly, we are hereby re-filing with you 5 copies of the Petition as submitted in 2020, seeking to increase sewer rates pursuant to Section 121 of the Transportation Corporations Law. The original signed copy is already in the Town's possession. The customers of the Sewer Company are set forth on Exhibit A of the annexed Petition.



While the Transportation Corporations Law does not require the Sewer Company to notify customers of a proposed increase in rates, the sewer Company will mail notification to each of its customers.

In short, the current rates charged by the Sewer Company are \$9.59 per 1,000 gallons of usage plus a \$14.00 per unit sludge charge. Significantly, these rates have not changed since June of 1991. In light of extensive capital repairs and related expenditures over the past 28 years, the Sewer Company proposes a new rate of \$10.59 per 1,000 gallons of usage starting with 3Q 2020 billing, with quarterly increases of \$1.00 per 1,000 gallons of usage, for the next 4 years.


According to the statute, the Town need not take any action on this application. If the Town chooses not to act, the rates would become effective in 90 days from the date of this Petition. In order to avoid any confusion, the Sewer Company proposes that the requested rates become effective retroactive to September 30, 2020.

The Sewer Company will assist the Town in its review of this Petition. If there are any questions or if we can be of any assistance, please contact the undersigned.

Thank you in advance.

Very truly yours,

McCARTHY FINGAR LLP

  
Daniel Pozin

Enclosures

cc: Via Email:

Thomas F. Wood, Esq. (w/enc.)

Michael Preziosi, P.E. (w/enc.)

Richard Bartzick, Jonas Bastys, Inc.

Guy DiPietro

STATE OF NEW YORK COUNTY OF WESTCHESTER  
TOWN OF CORTLANDT

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IN THE MATTER OF THE PETITION OF JONAS BASTYS, INC.  
FOR CONSENT TO INCREASE SEWER RATE PURSUANT TO  
ARTICLE 10 OF THE TRANSPORTATION CORPORATIONS LAW

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The Petition of Jonas Bastys, Inc. ("JB Inc") states upon information and belief:

1. JB Inc. is a New York Corporation incorporated in 1969 pursuant to the Transportation Corporations Law of the State of New York with an address of 1 Baltic Place, Suite 205, Croton-on-Hudson, NY 10520.
2. JB Inc. owns and operates the Baltic Estates Wastewater Treatment Facility ("WWTF") located in the Town of Cortlandt, New York, pursuant to Article 10 of the Transportation Corporations Law and in accordance with the rules and regulations of the New York State Department of Environmental Conservation ("DEC") and New York City Department of Environmental Protection ("DEP").
3. The WWTF currently serves various co-op associations, condominiums, single family homes, pools, and commercial buildings as indicated on Exhibit "A". A map depicting the current sewer service area and WWTF is attached as Exhibit "B".
4. The current sewer rate charged to all users serviced by the WWTF is \$9.59 per thousand gallons of usage based upon the rate charged by the Northern Westchester Joint Water Works, the New York City Raw Water Rate, and the Town of Cortlandt for water usage, and an additional \$14.00 sludge charge per unit as approved by the Town of Cortlandt Resolution 130-91 dated June 4, 1991.
5. On or about February 12, 2014, the Westchester County Bureau of Environmental Quality issued an inspection report and notice of noncompliance. A copy of the inspection report and notice of noncompliance is attached as Exhibit "C". The WWTF is currently in need of repairs and requires immediate upgrades to meet the requirements of Chapter 873, Article XXII, Section 873.2207 of the Laws of Westchester County.
6. The repairs include, but are not limited to, repairing the front roof and back wall of the WWTF, upgrade hand rails, upgrade alarm systems, placing chemical crocks within a containment area, installation of baffle, and replacement of sludge pumps/tanks.

7. Based upon the necessary upgrades required, JB Inc. sought proposals to determine the most cost-effective upgrade project estimate and engaged Cedarwood Engineering of Warrensburg, New York to prepare the necessary cost estimate. The work determined by Cedarwood Engineering as necessary to bring the WWTF in compliance with Chapter 873, Article XXII, Section 873.2207 of the Laws of Westchester County and the estimated costs of such work, is more particularly set forth on Exhibit "D" annexed hereto.

8. As is more fully detailed in the budget table prepared by Guy DiPietro of Fine Ciliberti & DiPietro, the accountants, annexed hereto as Exhibit "E", JB Inc. already invested significant sums in undertaking substantial capital improvements to its facilities through December 31, 2018. These improvements were made pursuant to the requirements of the DEC and the DOH at a total cost to JB Inc. JB Inc. has budgeted the additional sum of \$740,000.00 for fiscal year 2020 for the balance of the required repairs.

9. In order to perform the needed repairs to the WWTF, recover the costs heretofore incurred by JB Inc. for capital improvements, pay financing costs for same, and provide for current and ongoing operation and maintenance of the WWTF, JB Inc. hereby proposes to implement a one (\$1.00) Dollar increase per quarter, to be paid by each meter in the sewer district resulting in a new sewer rate of \$10.59 for 3<sup>rd</sup> quarter 2020, \$11.59 for 4<sup>th</sup> quarter 2020; and continuing said quarterly one (\$1.00) Dollar increase thereafter for the following 4 years, per one thousand gallons of usage. This represents a fair, reasonable and adequate rate for wastewater treatment and disposal because the sewer rate is directly related to the charge for service and the cost of upgrades, operating and maintaining the system.

10. Section 121 of the Transportation Corporation Law provides that sewer rates are to be agreed to between the Sewage Works Corporation and the local governing body. We believe that the increase requested herein is reasonable and adequate and we hereby request that the increase be agreed to in its entirety by the Town of Cortlandt. Your prompt consideration of this request would be appreciated, as time is of the essence to maintain the integrity of the Baltic Estates Wastewater Treatment Facility.

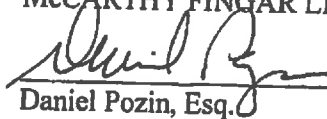
11. We would be pleased to meet with you to discuss in detail the merits of the proposed rate increase. We can be reached at [balticwwtp@gmail.com](mailto:balticwwtp@gmail.com). Please direct all correspondence with respect to this petition to the undersigned with copies to our attorneys: McCarthy Fingar, LLP, 11 Martine Avenue, 12<sup>th</sup> Floor, White Plains, New York 10606, Attention: Daniel Pozin, Esq. Thank you very much for your attention to this matter.

Wherefore, your petitioner requests that the Town Board of the Town of Cortlandt approve the proposed increase in sewer rates proposed herein as authorized by the Transportation Corporations Law of the State of New York.

Dated: August 25, 2020

McCARTHY FINGAR LLP

By:



Daniel Pozin, Esq.

*Attorneys for Jonas Bastys, Inc.*

11 Martine Avenue, 12<sup>th</sup> Floor

White Plains, New York 10606

Tel: (914) 385-1062

**RESOLUTION**

**NO.**

**(APPOINT ROBERT MAYES TO FILL A VACANCY FOR SUPERVISOR BECKER'S  
FORMER TOWN BOARD SEAT)**

**WHEREAS**, Supervisor Becker's former Town Board seat has been vacant since he was sworn in as Town Supervisor; and

**WHEREAS**, the Town advertised for the vacant Town Board seat, accepted resumes from interested applicants, and conducted many in-person interviews; and

**WHEREAS**, the Supervisor and Town Board have selected Robert Mayes to fill the vacant Town Board seat; and

**WHEREAS**, Mr. Mayes has shown a commitment to the betterment of his community and to public service; and

**WHEREAS**, he has served as a Trustee for the Lakeland Central School District Board of Education; and

**WHEREAS**, he also has governmental professional experience having previously served as an Assistant District Attorney in the Westchester County District Attorney's Office and currently as a Commissioner's Hearing Officer for the NYS Department of Corrections & Community Supervision; and

**WHEREAS**, Mr. Mayes is a fifth generation Cortlandt resident and has shown tremendous commitment to his community not only as an elected Trustee and as a governmental employee, but also in mentoring the Town's youth by serving as an Executive Board Member for Cortlandt American Little League and as a Den Leader for the Cub Scouts; and

**WHEREAS**, the Supervisor and Town Board are confident that Mr. Mayes will be an asset to the Town Board and the community at large;

**NOW, THEREFORE, BE IT RESOLVED** that Robert Mayes is appointed to fill the vacancy until it is filled after the November 2022 election for the balance of the unexpired term.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**NO.**

**(APPOINT MARRIAGE OFFICER FOR THE TOWN)**

**WHEREAS**, pursuant to the Domestic Relations Law, the Town can appoint one or more marriage officers to solemnize marriages; and

**WHEREAS**, the Town has historically conducted marriages in Town Hall as a service to its residents;

**NOW, THEREFORE, BE IT RESOLVED** that Supervisor Richard H. Becker is appointed as the marriage officer of the Town effective January 1, 2022.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

NUMBER \_\_\_\_\_

**(RE: AUTHORIZE A CONTRACT WITH SPRINGBROOK (KVS) TO UPGRADE CURRENT SOFTWARE IN COMPTROLLER'S OFFICE)**

**WHEREAS**, the current Comptroller Software in need of an upgrade; and

**WHEREAS**, Springbrook (KVS) can provide said upgrade;  
and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board does hereby authorize an upgrade of the software at a cost not to exceed \$5,000; and

**BE IT FURTHER RESOLVED**, that the Supervisor be, and hereby is, authorized to execute said Agreement along with the renewal of annual service agreements; and

**BE IT FURTHER RESOLVED**, that the Comptroller is authorized to amend the budget as necessary.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
Town Clerk**

**Adopted on February 15, 2022  
At a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**DRAFT**

NUMBER \_\_\_\_\_

**(RE: AUTHORIZE IT DEPARTMENT TO PURCHASE UPDATES TO THE NYBERG MEETING ROOM)**

**WHEREAS**, the current sound system in the Nyberg Meeting Room is in need of an upgrade; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board does hereby authorize an upgrade of the sound system at a cost not to exceed \$7,000; and

**BE IT FURTHER RESOLVED**, that the Comptroller is authorized to amend the budget as necessary.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
Town Clerk**

**Adopted on February 15, 2022  
At a Regular Meeting  
Held at the Town Hall**



**DRAFT**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: AUTHORIZE IT DEPARTMENT TO PURCHASE UPGRADE NETWORK SECURITY)**

**WHEREAS**, the current network security is in need of an upgrade in order to be in compliance with the Town's Cyber Policy; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board does hereby authorize an upgrade of the network security at a cost not to exceed \$51,000; and

**BE IT FURTHER RESOLVED**, that the Comptroller is authorized to amend the budget as necessary.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
Town Clerk**

**Adopted on February 15, 2022  
At a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE A ONE-MONTH EXTENSION OF THE TOWN'S CURRENT CYBER POLICY)**

**WHEREAS**, the Town is in the process of renewing all of its insurance policies; and

**WHEREAS**, the Town is also engaging in technological upgrades to further bolster the security of its network; and

**WHEREAS**, the Town's current Cyber Insurance policy expires on March 30, 2022; and

**WHEREAS**, in order to achieve the best annual rate, the Town and its brokers believe it is in the Town's best interest to renew its Cyber Insurance Policy for an additional 30 days while its brokers solicit new proposals;

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisor is authorized to execute all necessary paperwork to extend its current Cyber Insurance Policy by an additional thirty (30) days to April 29, 2022;

**BE IT FURTHER RESOLVED** that the Town Comptroller is authorized to pay up to \$850 for this extension.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

NUMBER \_\_\_\_\_

**(RE: AUTHORIZE IT DEPARTMENT TO PURCHASE UPGRADE NETWORK SECURITY)**

**WHEREAS**, the Town has been researching option to further bolster its cyber security; and

**WHEREAS**, it has settled on a comprehensive package in consultation with outside vendors.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board does hereby authorize an upgrade of the network security at a cost not to exceed \$51,000; and

**BE IT FURTHER RESOLVED**, that the Comptroller is authorized to amend the budget as necessary.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
Town Clerk**

**Adopted on February 15, 2022  
At a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE CONVEYANCE OF A LANDLOCKED PARCEL (SBL 13.13-2-4) TO ADJOINING PROPERTY OWNER SUBJECT TO PERMISSIVE REFERENDUM)**

**WHEREAS**, the Town obtained the above-referenced property in 2014; and

**WHEREAS**, the Property has an address of 0 School Street, is landlocked, and is not a buildable lot; and

**WHEREAS**, Giovanni and Sherry Laguna, owners of 34 School Street, expressed interest in obtaining the Property; and

**WHEREAS**, 34 School Street is located directly in front of the unbuildable Property;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Supervisor is authorized to execute a deed, as prepared by the Town Attorney's Office, conveying lot 13.13-2-4 to the Owners of 34 School Street for the sum of \$3,500 and all transaction costs, subject to said parcel merging with the parcel currently owned by the purchasers.

**BE IT FURTHER RESOLVED** that all officials of the Town shall effectuate this conveyance.

**BE IT FURTHER RESOLVED** that this Resolution shall be subject to Permissive Referendum and will be posted and published as required by law.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE AN AMENDED AGREEMENT WITH THE STATE OF NEW YORK AND VILLAGE OF BUCHANAN PERTAINING TO THE INDIAN POINT SETTLEMENT FUND)**

**WHEREAS**, prior to Indian Point's closure, a \$15 million Settlement Fund was established pursuant to the Indian Point Closure Agreement; and

**WHEREAS**, the State recently informed the Town of Cortlandt and Village of Buchanan that approximately \$7 million of the Settlement Fund can be used for sewer improvements in the area near Indian Point; and

**WHEREAS**, a condition precedent to receiving this money is entering into a cooperative agreement with the State and Village; and

**WHEREAS**, to begin this process, the Town will need to execute this agreement and hire consultants; and

**WHEREAS**, the Town Board approved Resolutions at its December 14, 2021 and January 11, 2022 Meetings to authorize the Supervisor to execute an agreement; and

**WHEREAS**, since then, the Town has worked cooperatively with the Village of Buchanan and the State of New York to finalize an agreement that is acceptable to all parties; and

**WHEREAS**, Town staff have reviewed this amended agreement and believe it is ready for the Supervisor's signature;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Supervisor is authorized to execute the amended Cooperative Agreement pertaining to the Indian Point Settlement Fund with the State of New York and Village of Buchanan.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE A CORRECTION DEED  
FOR SBL 13.9-4-58)**

**WHEREAS**, the Town is in possession of a deed date April 21, 1978 from the Town of Cortlandt to Sebastiano LaBate and Angela LaBate; and

**WHEREAS**, this deed was signed by former Supervisor Muriel H. Morabito, but was never recorded; and

**WHEREAS**, Mr. and Mrs. LaBate are now deceased and the Town has received a request for a confirmatory deed from the Town of Cortlandt to the Piera Graven, as Executrix under the Last Will and Testament of Angela LaBate;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Supervisor is authorized to execute the Confirmatory Deed subject to the approval of the Town Attorney's office.

**BE IT FURTHER RESOLVED** that this Resolution shall be subject to Permissive Referendum and will be posted and published as required by law.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE AN INTERMUNICIPAL AGREEMENT WITH THE TOWN OF YORKTOWN FOR THE DARE PROGRAM)**

**WHEREAS**, the Town has historically worked with the Town of Yorktown cooperatively on many initiatives, including the DARE program; and

**WHEREAS**, the Town of Yorktown recently provided the Town of Cortlandt with a proposed IMA to allow a police officer from the Town of Yorktown's police department to serve as the DARE officer; and

**WHEREAS**, the cost to the Town would be \$65,000 for each of the 2021/2022, 2022/2023, and 2023/2024 school years; and

**WHEREAS**, the Town of Yorktown has represented that this is the Town's proportionate share of the Yorktown Police Department's cost for the salary, benefits, and equipment of the Dare Officer; and

**WHEREAS**, many of the Town's residents attend the Lakeland Central School District and have benefited from this program;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is authorized to execute the IMA with the Town of Yorktown for the DARE Officer.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**NO.**

**(SCHEDULE A PUBLIC HEARING FOR APRIL 12, 2022 TO AMEND LOCAL LAW NUMBER 1 OF 2021 PERTAINING TO THE STRETCH CODE)**

**WHEREAS**, the Town Board previously approved Local Law Number 1 of 2021 which enacted the NYStretch Energy Code 2020, which has been championed by NYSERDA to help New York meet its climate and energy goals; and

**WHEREAS**, the NYStretch Energy Code 2020 promotes energy efficient building designs; and

**WHEREAS**, the Town worked cooperatively with NYSERDA prior to passing Local Law Number 1 of 2021; and

**WHEREAS**, thereafter, the State has provided new guidance pertaining to the NYStretch Energy Code 2020, which it suggested that municipalities adopt;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board schedules a Public Hearing for April 12, 2022 at 7:00 PM at Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567 to amend Local Law Number 1 of 2021.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**



RESOLUTION

 **DRAFT**

NUMBER \_\_\_\_\_

**RE: (AMEND TB RESOLUTION 272-21 AUTHORIZING THE AWARD OF A CONSULTING SERVICE CONTRACT FOR THE DESIGN OF THE CORTLANDT VERPLANCK QUARRY PARK INFRASTRUCTURE)**

**RESOLVED**, to address requirements of the contract language required by the U.S. Department of Commerce Economic Development Administration, Town Board Resolution 272-21 shall be amended as follows:

- The consulting services contract is awarded to Barton and Loguidice for Phase I, Phase II, Alternatives and Limited Construction Phase Services in the amount of Three Hundred Seventy-Nine Thousand Eight Hundred Dollars (\$379,800.00).
- Phase III – Construction Inspection Services will either be re-bid in accordance with EDA grant requirements and or paid as direct expense by the Town of Cortlandt.
- The design contingency in amount of Fifty Thousand Dollars (\$50,000) for unforeseen changes to the scope and supplemental survey and investigative work is removed from the resolution.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
CHRISTINE COTHREN  
DEPUTY TOWN CLERK**

**Adopted Feb. 15, 2022  
At a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE THE SUPERVISOR TO SEND CORRESPONDENCE TO THE GOVERNOR AND ELECTED OFFICIALS EXPRESSING CONCERNS IN RELATION TO ACCESSORY DWELLING UNITS AND TRANSIT ORIENTED DEVELOPMENT (TOD) DENSITIES)**

**WHEREAS**, the Town has historically been supportive of Accessory Dwelling Units (“ADU”); and

**WHEREAS**, it currently has approximately 85 Accessory Dwelling Units located throughout the Town; and

**WHEREAS**, it has periodically updated its zoning criteria and removed barriers to an owner’s ability to obtain approvals for accessory apartments; and

**WHEREAS**, similarly, the Town is also supportive of a Transit Oriented Development (TOD); and

**WHEREAS**, the TOD was a major concept in the Town’s Master Plan; and

**WHEREAS**, however, the State is currently considering legislation that would impose one-size-fits all approaches to both ADU and TOD; and

**WHEREAS**, the Supervisor and Town Board believe in Home Rule and believe that criteria for ADU and TOD should be left to the discretion of local elected officials who are best able to ascertain the needs of their communities; and

**WHEREAS**, while the Supervisor and Town Board believe that the legislation is well-intentioned, it cannot support the legislation as currently drafted;

**NOW, THEREFORE, BE IT RESOLVED**, that the Supervisor is authorized to send correspondence to the Governor and elected officials expressing concerns in relation to the currently proposed ADU and TOD legislation.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**



**Memorandum in  
OPPOSITION**

**ON COMMITTEE AGENDA**

February 4, 2022

A. 4854-A, by M. of A. Epstein

S. 4547-A, by Sen. Harckham

AN ACT to amend the real property law, in relation to accessory dwelling units; and to amend the executive law, in relation to including an accessory dwelling unit in the term housing accommodations in human rights law

The Conference of Mayors has reviewed this legislation and recommends that it be disapproved by the State Legislature. This legislation would mandate local governments to enact a local law allowing for the creation and occupancy of accessory dwelling units (ADUs) within their jurisdictions. The proposal would prevent local governments from "unnecessarily" impairing the creation of ADUs and would impose numerous limitations on the ability of local governments to regulate ADUs, including a substantial prohibition on the imposition of parking requirements.

While the goals of this legislation are laudable, this one-size-fits-all proposal is impractical, applying definitions and regulations on localities that have vastly disparate zoning schemes. This legislation would undoubtedly result in community conflict and real estate development that does not necessarily conform to well-considered comprehensive plans and zoning schemes.

State legislation that provides localities with the option of offering incentives for the creation of ADUs would be an acceptable method of addressing a lack of affordable housing. However, an imprecise mandate from the State, which is what this legislation would impose, is unlikely to achieve the desired results and would violate New York's longstanding practice of locally determined zoning policies.

For the foregoing reasons, the Conference of Mayors opposes this bill and recommends that it be disapproved.

WB/eos

Senate Judiciary 2-4-2022

**RESOLUTION**

**NO.**

**(AUTHORIZE THE RENEWAL OF THE INTERMUNICIPAL STEWARDSHIP  
PROGRAM FOR THE CROTON RIVER)**

**WHEREAS**, the Croton Gorge area is a vital and vibrant part of our community accessible for recreation during the summer season; and

**WHEREAS**, the protection and preservation of this area is of vital importance; and

**WHEREAS**, by agreement, Croton and Ossining are participating in a Stewardship Program to provide for trained Stewards during the summer season; and

**WHEREAS**, the Town Board of the Town of Cortlandt desires to participate in this program as well.

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisor is authorized to sign any necessary intermunicipal agreement.

**BE IT FURTHER RESOLVED** that Town Comptroller is authorized to contribute \$13,000 toward the cost of providing said Stewards, and the Comptroller is authorized to amend the budget as necessary for this purpose.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**NO.**

**(AUTHORIZE PAYMENT TO THE WESTCHESTER COUNTY POLICE WITH RESPECT TO PARK RANGERS IN AN AMOUNT NOT TO EXCEED \$35,000)**

**WHEREAS**, the Westchester County Police do a terrific job serving the Town's residents;  
and

**WHEREAS**, the Town has received positive feedback from residents in past years about having park rangers patrol the Town's various parks; and

**WHEREAS**, the Town believes that renewing the patrols from park rangers would be beneficial to the residents;

**NOW, THEREFORE, BE IT RESOLVED** that Comptroller is authorized to pay an amount not to exceed \$35,000 to the Westchester County Police for Park Rangers.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN, TOWN CLERK**

**Adopted February 15, 2022  
At a Regular Meeting  
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER \_\_\_\_\_

**RE: (APPOINT STEPHEN FERREIRA, P.E. TO THE POSITION OF DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES IN ACCORDANCE WITH WESTCHESTER COUNTY CIVIL SERVICE)**

**WHEREAS**, Mr. Stephen Ferreira has been in the title of the Director of DES in a provisional status; and

**WHEREAS**, Mr. Ferreira has taken the exam for this position through Westchester County Civil Service; and

**WHEREAS**, Westchester County has asked that Mr. Ferreira be appointed from the Civil Service list; and

**NOW, THEREFORE, BE IT RESOLVED**, that Mr. Stephen Ferreira, P.E. of 123 Washington Ridge Road, New Milford, CT be and hereby is appointed to the title of the Director of the Department of Environmental Services on a probationary basis as per Westchester County Civil Service.

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF CORTLANDT  
Laroue Rose Shatzkin  
Town Clerk**

**Adopted on February 15, 2022  
at the Regular Meeting  
Held at Town Hall**

RESOLUTION

 **DRAFT**

NUMBER \_\_\_\_\_

**RE: (APPOINT CATHERINE BROSNAN TO THE TITLE OF ASSISTANT CIVIL ENGINEER IN THE DEPARTMENT OF TECHNICAL SERVICES IN ACCORDANCE WITH WESTCHESTER COUNTY CIVIL SERVICE)**

**WHEREAS**, Ms. Catherine Brosnan has been working in the position of Assistant Civil Engineer on a provisional basis; and

**WHEREAS**, Ms. Brosnan has taken the Civil Service exam for said title; and

**WHEREAS**, Westchester County Civil Service has asked the Town Board to appoint Ms. Brosnan from the Civil Service list; and

**WHEREAS**, the Town Board has agreed to said request; and

**NOW, THEREFORE, BE IT RESOLVED**, that Ms. Catherine Brosnan of 15 Wells Avenue, Croton-on-Hudson, NY be and hereby is appointed to the title of Assistant Civil Engineer with no change in salary. This is a probationary appointment as per Westchester County Civil Service.

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF CORTLANDT  
Laroue Rose Shatzkin  
Town Clerk**

**Adopted on February 15, 2022  
at a Regular Town Board Meeting  
held at Town Hall.**

RESOLUTION

 **DRAFT**

NUMBER \_\_\_\_\_

**RE: (APPOINT BRENT VANZANDAT, P.E. TO THE POSITION OF DEPUTY  
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES IN  
ACCORDANCE WITH WESTCHESTER COUNTY CIVIL SERVICE)**

**WHEREAS**, Mr. Brent VanZandt has been working in the title of Deputy Director of DES; and

**WHEREAS**, Mr. VanZandt has taken the civil service exam for said title; and

**WHEREAS**, Westchester County Civil Service has asked for the Town Board to appoint Mr. VanZandt; and

**WHEREAS**, the Town Board have agreed to this request; and

**NOW, THEREFORE, BE IT RESOLVED**, that Mr. Brent VanZandt, P.E. of 1295 Route 376, Wappingers Falls, NY be and hereby is appointed to the title of the Deputy Director of the Department of Environmental Services with no change in salary. This is a probationary appointment for Civil Service purposes.

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF CORTLANDT  
Laroue Rose Shatzkin  
Town Clerk**

**Adopted on February 15, 2022  
at the Regular Meeting  
Held at Town Hall**



**RESOLUTION**

NUMBER \_\_\_\_\_

**RE: (APPOINT MARIA PEREIRA TO THE TITLE OF COURT CLERK II IN THE JUSTICE COURT)**

**WHEREAS**, the Justice Court has a vacancy in the title of Court Clerk II; and

**WHEREAS**, Ms. Maria Pereira has applied for this position; and

**WHEREAS**, Town Justice Kimberly Ragazzo, Court Clerk Audrey Stewart and Claudia Vahey, Personnel Manager interviewed Ms. Pereira; and

**WHEREAS**, Town Justice has asked the Town Board to appoint Ms. Maria Pereira to the title of Court Clerk II; and

**WHEREAS**, the Town Board has agreed to said request; and

**NOW, THEREFORE, BE IT RESOLVED**, that Ms. Maria Pereira of 929 Paulding Street, Peekskill, NY 10566 be and hereby is appointed to the title of Court Clerk II. Ms. Pereira will be paid an annual salary of Teamster Grade 6T Step 6 - \$75,434. This appointment is exempt for Civil Service purposes and is a nonunion position. The position follows the teamster contract only for terms and conditions of employment.

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF CORTLANDT  
Laroue Rose Shatzkin  
Town Clerk**

**Adopted on February 15, 2022  
at a Regular Town Board Meeting  
held at Town Hall.**

 **DRAFT**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: AUTHORIZING A LEAVE OF ABSENCE IN THE DEPARTMENT OF D.E.S  
UNDER FMLA)**

**RESOLVED**, that the following employee is hereby approved for a leave of absence under  
FLMA effective the following dates:

Employee ID # 487400 – Effective January 17, 2022 – April 4, 2022

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
at a Regular Town Board Meeting  
Held at Town Hall**

**RESOLUTION**

NUMBER \_\_\_\_\_

**(RE: AUTHORIZING A LEAVE OF ABSENCE IN THE PURCHASING DEPARTMENT  
UNDER FMLA)**

**RESOLVED**, that the following employee is hereby approved for a leave of absence under  
FLMA effective the following dates:

Employee ID # 192100 – Effective February 28, 2022 – May 28, 2022

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
at a Regular Town Board Meeting  
Held at Town Hall**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: AUTHORIZE AN INTERMITTENT LEAVE OF ABSENCE UNDER FMLA FOR  
ONE EMPLOYEE IN THE DEPARTMENT OF D.O.T.S)**

**RESOLVED**, that the following employee is hereby approved for an intermittent leave of absence under FLMA effective the following date:

Employee ID # - 717990 - Effective retroactive January 31, 2022

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on February 15, 2022  
at a Regular Town Board Meeting  
Held at Town Hall**