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LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN OF CORTLANDT

OFFICE OF THE SUPERVISOR
TOWN HALL
1 HEADY STREET
CORTLANDT MANOR, N.Y. 10567-1254
(914) 734-1002
(914) 734-1003 fax
www.townofcortlandt.com

TOWN BOARD
RICHARD H. BECKER
FRANCIS X. FARRELL
ANN LINDAU
JOHN E. SLOAN

REGULAR MEETING

TOWN BOARD AGENDA – MARCH 13, 2012

PLACE:

TOWN HALL

TIME:

7:30 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 February 14, 2012 Regular Meeting.

PUBLIC HEARINGS

HEARING OF CITIZENS – AGENDA ITEMS ONLY

BID REPORTS

REPORTS

Annual 2011 report from the Recreation and Conservation Department.

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

OLD BUSINESS:

Receive and File the following:

NEW BUSINESS

Receive and File the following:

1. Letter requesting to purchase a portion of a paper road known as 15th Street; and refer to DOTS, DES, Assessor and the Legal Department.

RESOLUTIONS

1. Appoint seasonals to the Department of Environmental Services.
2. Adopt the final list with respect to the April 12, 2012 In-Rem Sale.
3. Authorize the clean-up of a bank owned property on Rt. 9A in Montrose.
4. Resolution in support of a Veteran's Program "H2H Heroes to Hometown"
5. Officially name the former Martin property "The Cortlandt Waterfront Park".
6. Authorize a Stipulation with AFSCME with respect to snow delays.
7. Authorize the settlement of the following Tax Certiorari's: Howard Martin, Appian Way Ventures Inc., Buchanan Executive Park, Inc.
8. Authorize a one time leak adjustment with respect to property at 2075 East Main Street.

ADDITIONS TO THE AGENDA

BUDGET TRANSFERS

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

ADJOURNMENT

NEXT TOWN BOARD MEETING

April 17, 2012 - 7:30 pm
Town Hall Web Site address: www.townofcortlandt.com

JoAnn Dyckman

From: HOLLY HAIGHT [lthmh13@optonline.net]
Sent: Thursday, March 01, 2012 9:09 PM
To: JoAnn Dyckman
Subject: 15th Street - Paper Road

Follow Up Flag: Follow up
Flag Status: Red

Jo-Ann:

The Town Attorney has advised me that I must put a request in writing to you of my desire to acquire that portion of 15th Street to the center line of the paper road and the width of my property.

Please accept this as my request to acquire that part of 15th Street.

I am currently having an updated survey done of my property and will provide you with a copy once I receive it. In the meantime, I will provide a copy to you of the original survey of property from the previous property owners.

If you require anything additional, please let me know.

Thank you.

HOLLY M. HAIGHT
171 Sixteenth Street
PO Box 518
Verplanck, New York 10596
(914) 943-7000

RESOLUTION

NUMBER _____

**(RE: AUTHORIZE THE APPOINTMENT OF THE FOLLOWING SEASONALS
EMPLOYEE IN THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR THE
YEAR 2012)**

NOW THEREFORE BE IT RESOLVED, the following seasonal employees will be appointed effective March 13, 2012 to June 15, 2012 at an hourly rate of \$11.00 in the Department of Environmental Services. This appointment is subject to completion of drug screening.

John Kingsley
Matthew Stewart
John Pikoulis

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JOANN DYCKMAN
Town Clerk**

**Adopted on March 13, 2012
at a Regular Town Board Meeting
Held at Town Hall**

RESOLUTION

NUMBER

**(RE: ADOPT THE ATTACHED LIST OF PROPERTIES WITH RESPECT TO
THE IN-REM SALE SCHEDULED FOR APRIL 12, 2012 AT 11:00 AM)**

RESOLVED, that the Town Board of the Town of Cortlandt does hereby Adopt the attached list of properties with respect to the In-Rem Sale scheduled for April 12, 2012 at 11:00 am.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
TOWN CLERK**

**Adopted on March 13, 2012
At a Regular Meeting
Held at Town Hall**

TOWN OF CORTLANDT

IN REM SALE

April 12, 2012

11:00 A.M.

Town Hall
1 Heady Street
Cortlandt Manor, New York



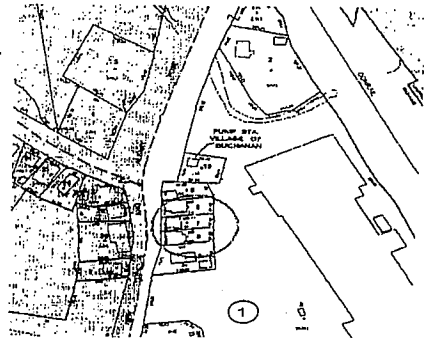
PROPERTY LISTING

TOWN OF CORTLANDT IN REM SALE

TERMS & CONDITIONS

1. All properties herein will be auctioned in an as is condition. The Town of Cortlandt makes no representation as to the conditions of the property nor is the Town aware of any information that affects the property. The purchaser of said property is buying said property in an "as is" condition.
2. The highest bid at the auction is subject to the acceptance and approval of the Town Board of the Town of Cortlandt at their regular voting meeting on May 15, 2012. The Town Board reserves the right to accept or reject any bid without reason.
3. The properties successful bidder shall receive a Quit Claim Deed from the Town conveying Title to said parcels.
4. That all Deeds shall be recorded by a Title Company chosen by the Town and the transfer tax, if any, recording fees, etc. will all be paid by the purchaser.
5. That in addition to the selling price a service charge of One Hundred Dollars (\$100.00) will be imposed for the preparation of the Deed and the delivery of the Deed to the Title Company chosen by the Town for recording.
6. Once bids are accepted by the Town Board, the balance due shall be paid within thirty (30) days thereafter and the deed will be delivered upon the receipt of bank check or certified funds for the balance due.
7. At the time of auction the successful bidder shall deposit ten percent (10%) of the purchase price and shall execute a terms and conditions sheet acknowledging receipt of same and agreeing to the terms herein.
8. Any purchaser who does not pay the balance due within thirty (30) days of the acceptance of their bid by the Town Board will forfeit the down payment and the property will then be subject to resale by the Town without any claim on behalf of the previous bidder.

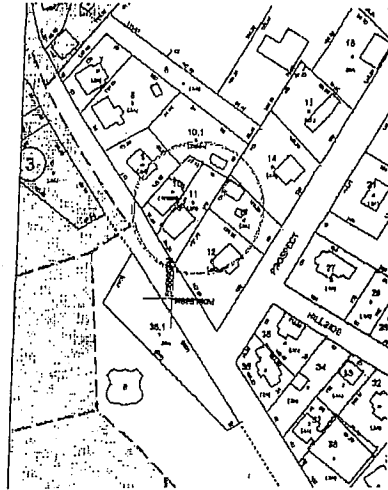
T.O.C. #1	Section-Block-Lot	43.12-1-7
	3215 Albany Post Rd.	Buchanan
	Property Class:	220 - Two Family
	Upset Price	\$50,000



Tax Map Location



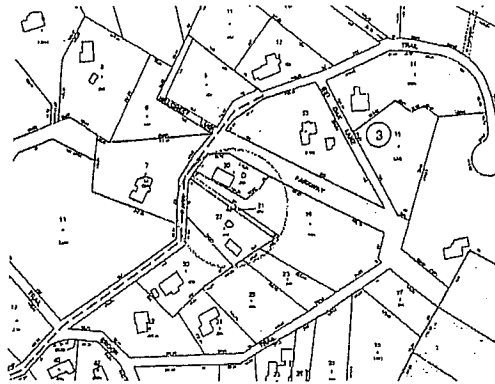
T.O.C. #3	Section-Block-Lot	67.20-4-11
	117 North Riverside Ave.	Croton-on-Hudson
	Property Class:	210 - One Family
	Upset Price	\$200,000



Tax Map Location



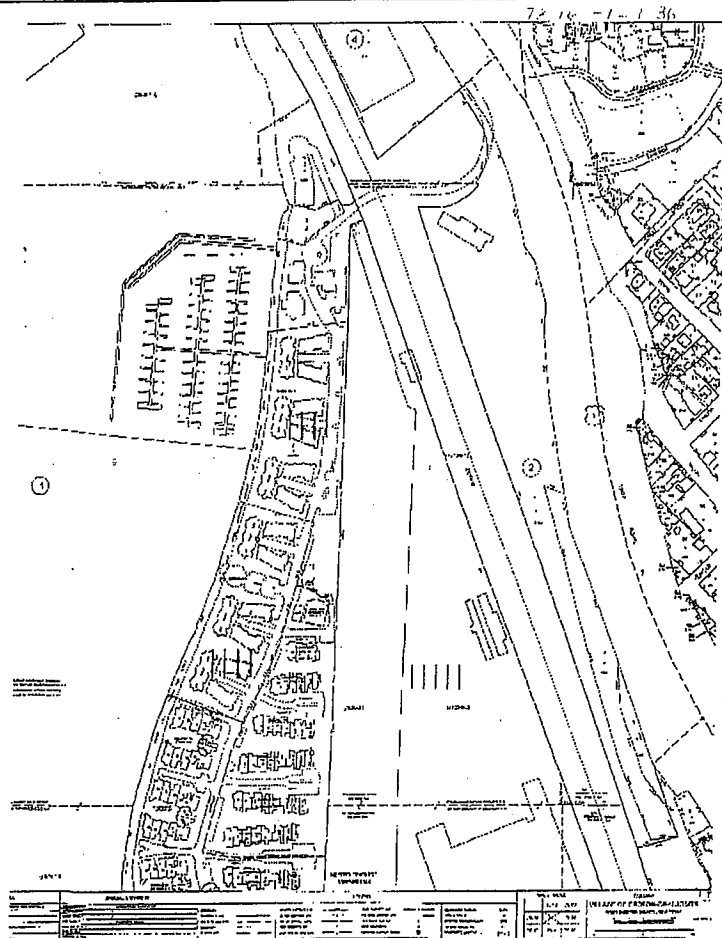
T.O.C. #4	Section-Block-Lot	68.13-4-11
	Park Trail	Croton-on-Hudson
	Property Class:	311 – Vacant Land
	Property Size:	0.09 acre +/-
	Upset Price	\$1,000



Tax Map Location



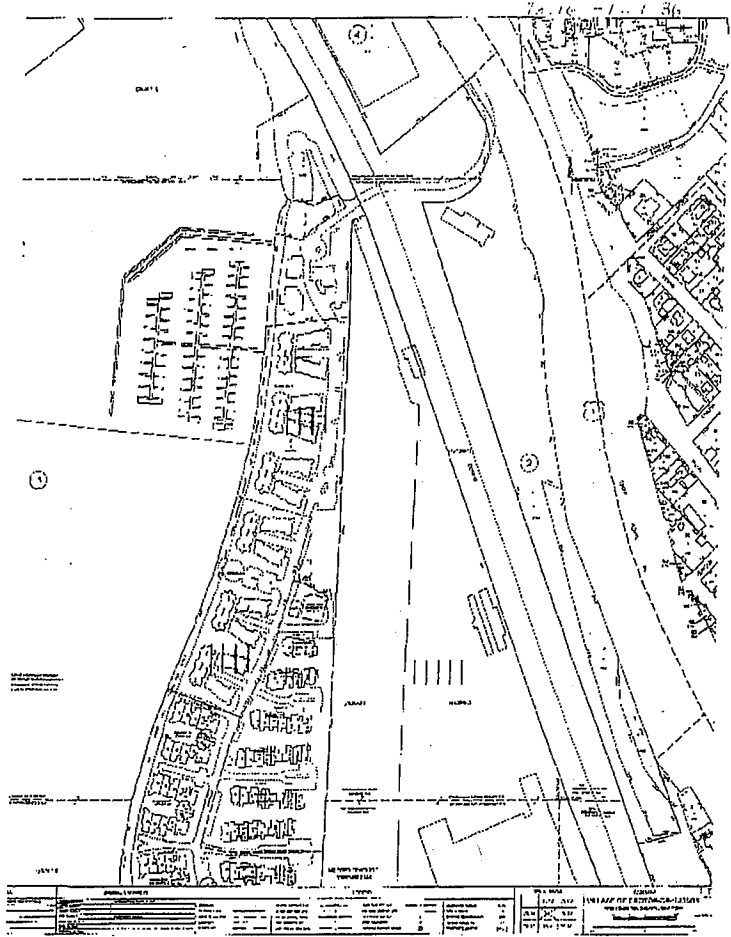
T.O.C. #6	Section-Block-Lot	78.16-1-1.36
	Half Moon Bay Dockominium	
	Property Class:	480 - Marina
	Property Size:	Not available
	Upset Price	\$50,000



Tax Map Location

Photo not Available

T.O.C. #8	Section-Block-Lot	78.16-1-1.74
	Half Moon Bay Dockominium	
	Property Class:	480 – Marina
	Property Size:	Not available
	Upset Price	\$50,000



Tax Map Location

Photo not Available

T.O.C. #14	Section-Block-Lot	13.17-2-2
	Jordan Street	Cortlandt Manor
	Property Class:	311 - Vacant Land
	Property Size:	0.20 acre +/-
	Upset Price	\$1,000

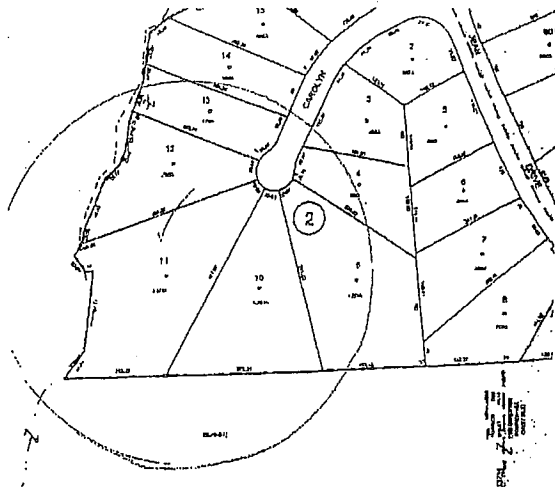


Tax Map Location



Approximate Location

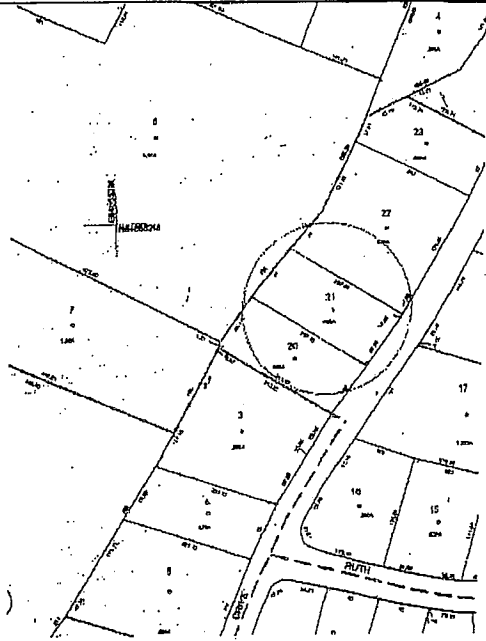
T.O.C. #15	Section-Block-Lot	22.7-2-11
	85 Carolyn Drive	Cortlandt Manor
	Property Class:	311 – Vacant Land
	Property Size:	1.48 acre +/-
	Upset Price	\$10,000



Tax Map Location



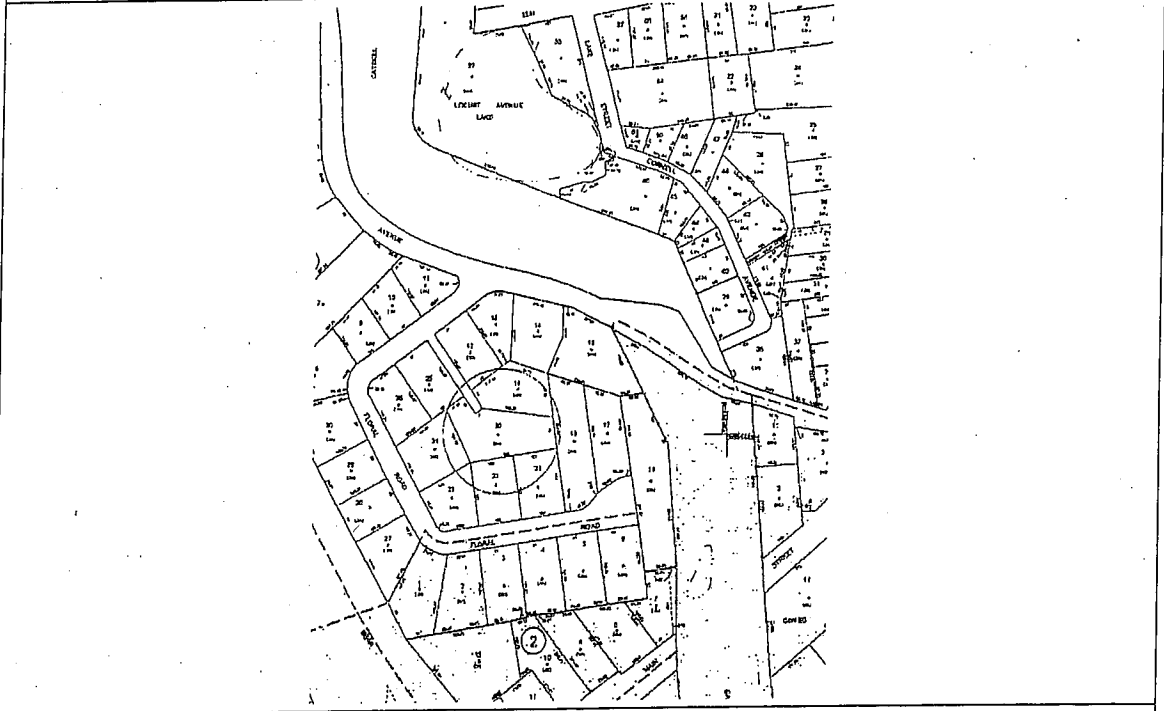
T.O.C. #19	Section-Block-Lot	22.8-1-21
	Carolyn Drive	Cortlandt Manor
	Property Class:	311 - Vacant Land
	Property Size:	0.46 acre +/-
	Upset Price	\$5,000



Tax Map Location



T.O.C. #22 & 23	Section-Block-Lot	23.16-4-19 & 20
	Floral Road	
	Property Class:	311 - Vacant Land
	Property Size:	0.29 & 0.53 acre +/-
	Upset Price	\$5,000



Tax Map Location

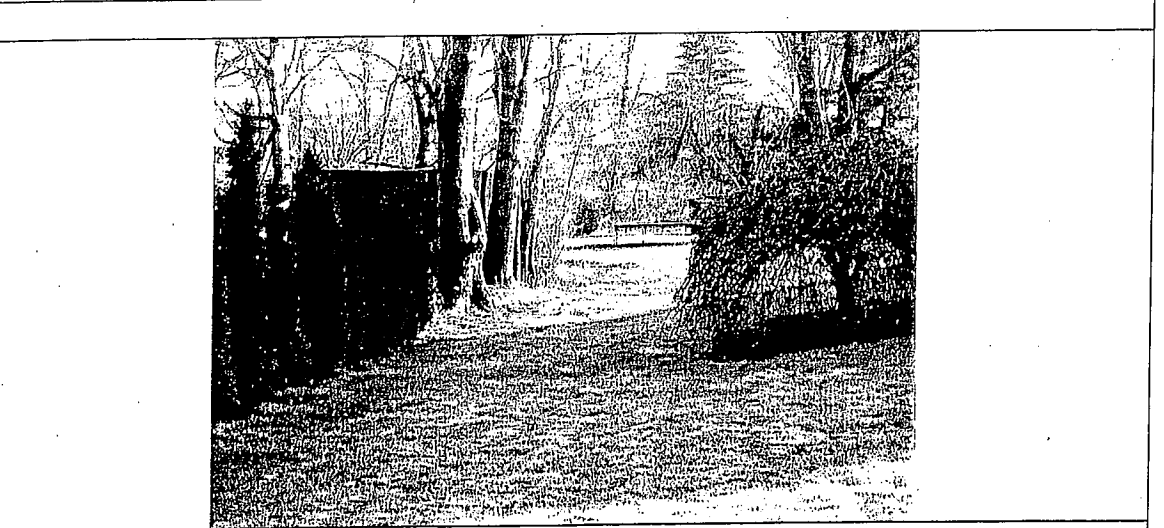
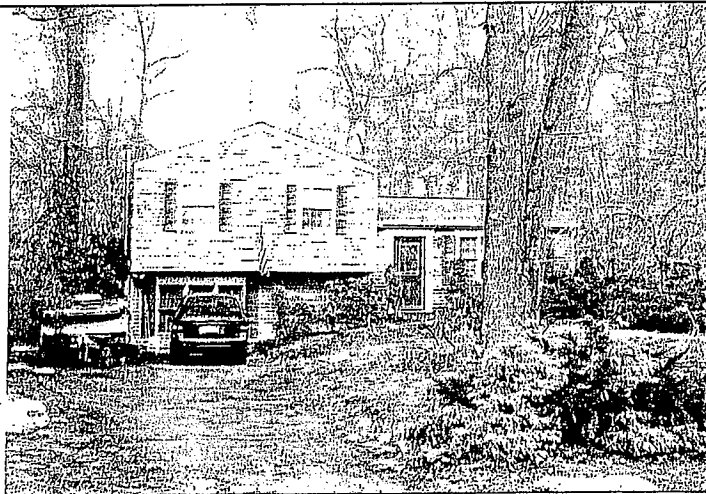


Photo is of right of way from Floral Road

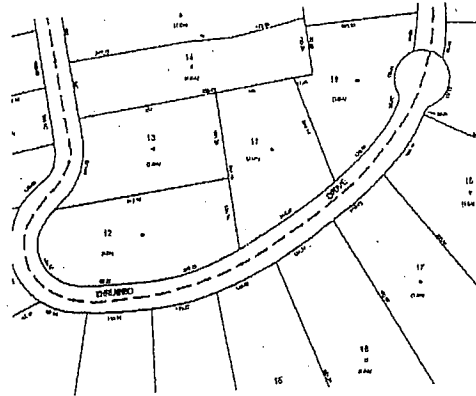
T.O.C. #24	Section-Block-Lot	24.5-2-21
	539 Westbrook Drive	Cortlandt Manor
	c. 1960 Contemporary	Approx 1,700 s.f. finished
Lakeland Schools	Property Class:	210 – Single Family
	Property Size:	0.50 acre +/-
	Upset Price	\$300,000



Tax Map Location



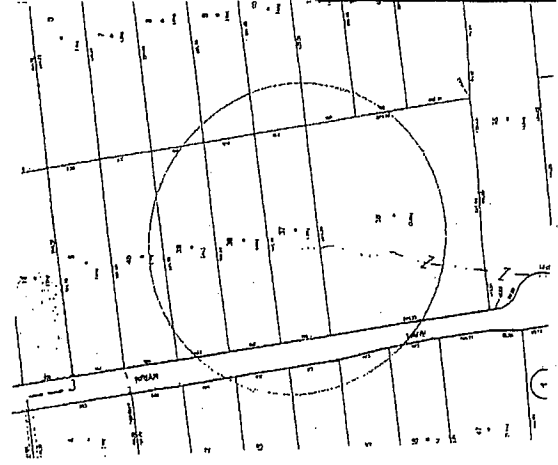
T.O.C. #26	Section-Block-Lot	24.17-3-11
	28 Di Rubbo Drive	Cortlandt Manor
	c. 1979 Contemporary	Approx 2,100 s.f. finished
Lakeland Schools	Property Class:	210 - Single Family
4-Bedroom	Property Size:	1.00 acre +/-
	Upset Price	\$300,000



Tax Map Location



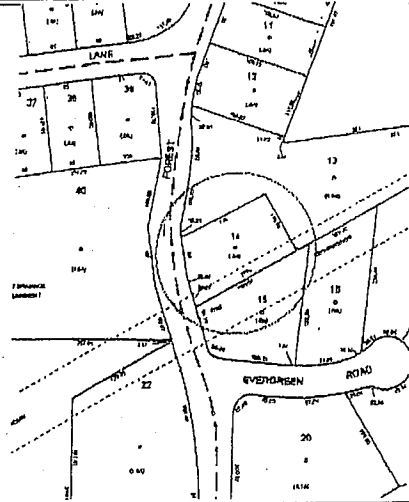
T.O.C. #27	Section-Block-Lot	24.19-1-37
	25 Briar Lane	Cortlandt Manor
	Property Class:	312 – Vacant Land
	Property Size:	0.90 acre +/-
	Upset Price	\$5,000



Tax Map Location



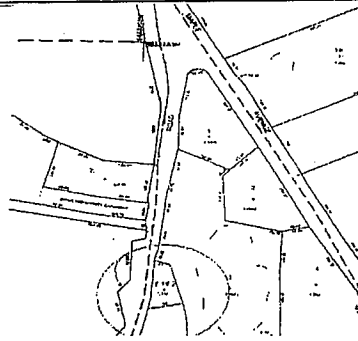
T.O.C. #30	Section-Block-Lot	34.9-3-14
	Forest Avenue	Cortlandt Manor
	Property Class:	311 - Vacant Land
	Property Size:	0.90 acre +/-
	Upset Price	\$5,000



Tax Map Location



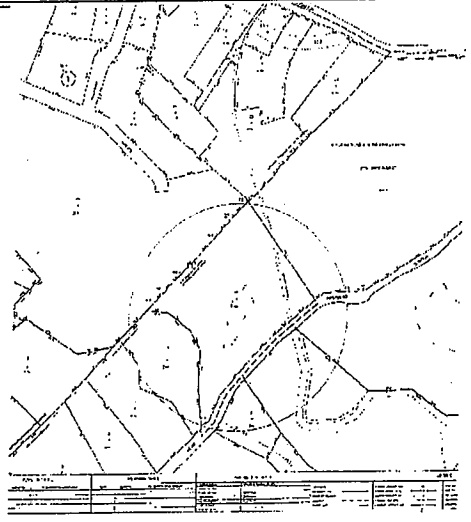
T.O.C. #33	Section-Block-Lot	44.8-6-16
	Montrose Station Road	
	Property Class:	311 - Vacant Land
	Property Size:	0.10 acre +/-
	Upset Price	\$1,000



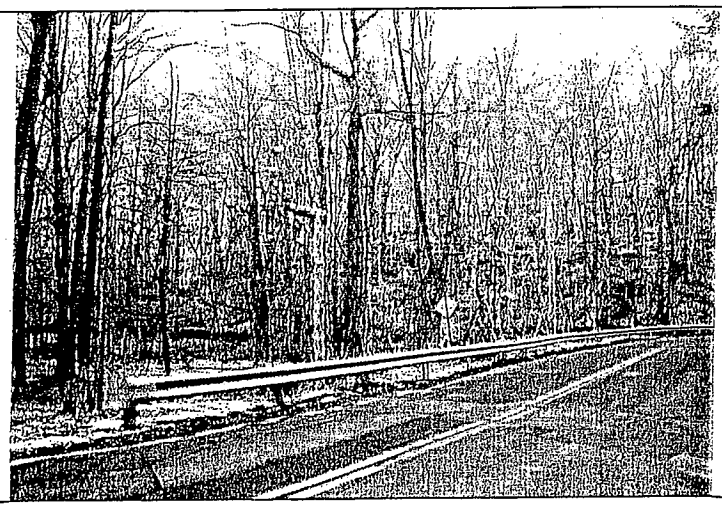
Tax Map Location



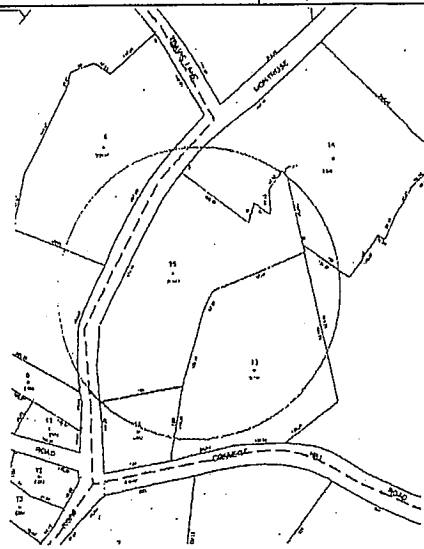
T.O.C. #34	Section-Block-Lot	44.13-1-24
	Montrose Station Road	
	Property Class:	314 - Vacant Land
	Property Size:	5.50 acres +/-
	Upset Price	\$50,000



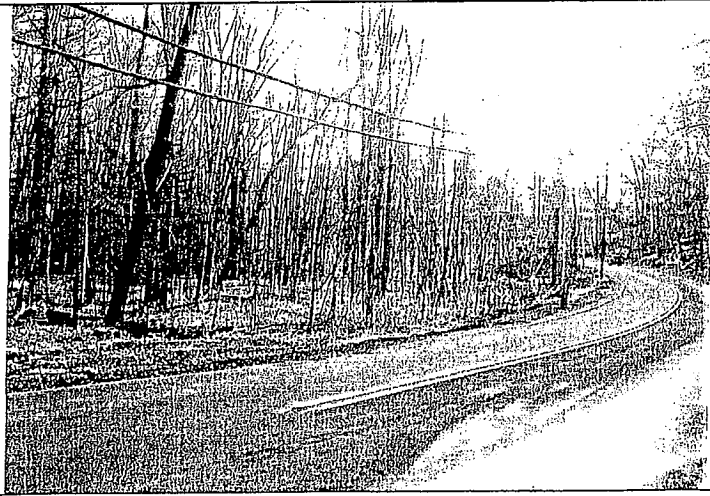
Tax Map Location



T.O.C. #35	Section-Block-Lot	44.17-1-24
	57 Montrose Station Rd.	Montrose
	Property Class:	314 - Vacant Land
	Property Size:	1.80 acres +/-
	Upset Price	\$5,000



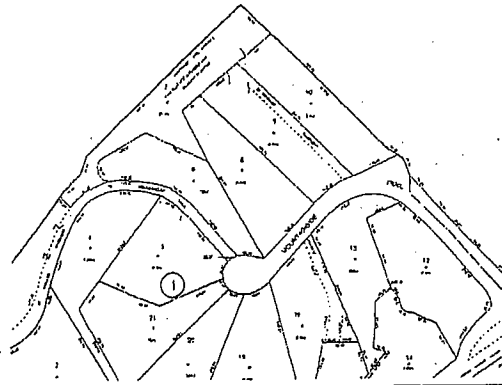
Tax Map Location



7

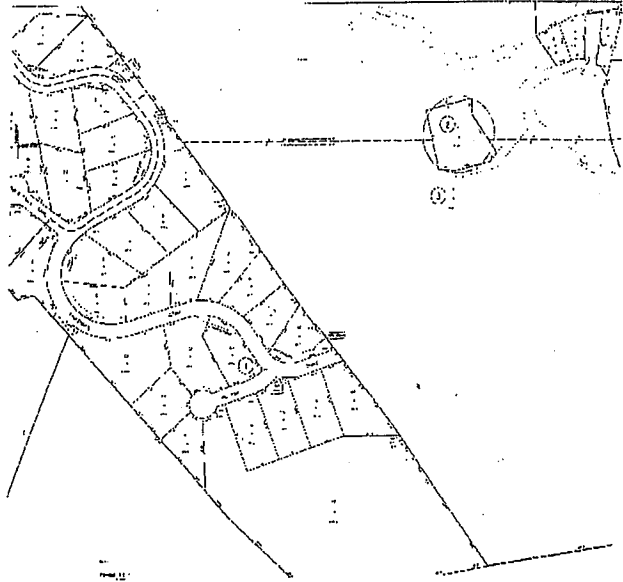
T.O.C. #36	Section-Block-Lot	44.19-1-7
	Mountainside Trail	
	Property Class:	311 - Vacant Land
	Property Size:	1.06 acres +/-
	Upset Price	\$5,000

BLUE MOUNTAIN RESERVATION
(COUNTY PARK)

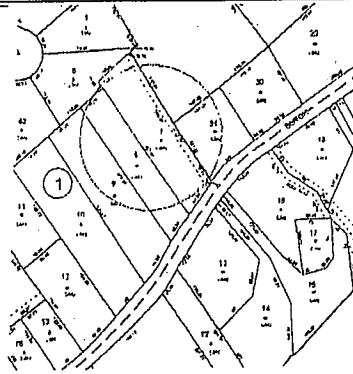


Tax Map Location



T.O.C. #39	Section-Block-Lot	45.14-2-1
	Maple Avenue	
(Note: see #37, #40 & #41)		
	Property Class:	311 - Vacant Land
	Property Sizes:	1.17 acre +/-
	Upset Price	\$1,000
		
Tax Map Location		
Photo not Available		

T.O.C. #47	Section-Block-Lot	54.16-1-7
	95 Dutch Street	Montrose
	c. 1905 Colonial	Approx 1,900 s.f. finished
Lakeland Schools	Property Class:	210 - Single Family
	Property Size:	0.55 acre +/-
	Upset Price	\$175,000

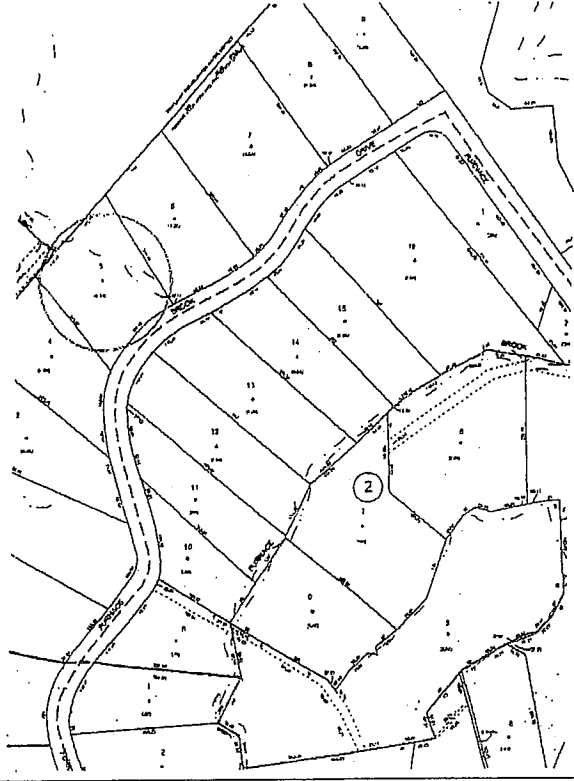


*Low Point
Easement*

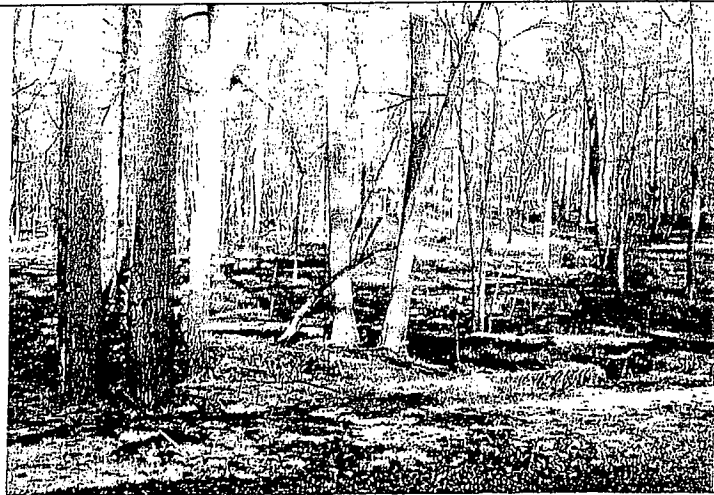
Tax Map Location



T.O.C. #48	Section-Block-Lot	55.8-1-5
	Furnace Brook Drive	
	Property Class:	311 - Vacant Land
	Property Size:	1.06 acres +/-
	Upset Price	\$5,000



Tax Map Location



RESOLUTION

NUMBER _____

**(RE: AUTHORIZE LIEN WITH RESPECT TO CLEAN UP OF PROPERTY ON
ALBANY POST ROAD)**

WHEREAS, pursuant to New York State Law, Towns may enter upon private property to clean the property that has been taken over by a bank through foreclosure process; and

WHEREAS, the Department of Code Enforcement has given due notice to the mortgage holder on the property known as Mark and Diane Ferry, 2140 Albany Post Road, Section 54.8, Block 3, Lot 3; and

WHEREAS, failing the corrective action being taken place by said bank, the Town will undertake the cleanup of said property at a cost of not to exceed \$1,775; and

NOW, THEREFORE, BE IT RESOLVED, that the Receiver of Taxes be and is hereby directed and authorized to place, as an additional tax in the 2012 tax levy on property known as 2140 Albany Post Road, the sum of \$1,775 as and for property cleanup and maintenance, and

BE IT FURTHER RESOLVED, that said amount shall show as a separate tax item on the tax bill for said property.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
Town Clerk**

**Adopted on March 13, 2012
at a Regular Meeting
Held at the Town Hall**

RESOLUTION

NUMBER

(RE: RESOLUTION IN SUPPORT OF A VETERAN'S PROGRAM KNOWN AS
"H2H HEROES TO HOMETOWN")

RESOLVED, that the Town Board of the Town of Cortlandt does hereby support a
Veteran's Program known as "H2H Heroes to Hometown".

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
TOWN CLERK**

**Adopted on March 13, 2012
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER

(RE: OFFICIALLY NAME THE FORMER MARTIN PROPERTY "THE
CORTLANDT WATERFRONT PARK")

WHEREAS, it is nearly six years since the passing of Mr. James Martin; and

WHEREAS, the Town now owns said property along the waterfront of the Hudson River and wishes it to be given its own identity that will make it a community park that will include a resident's boat launch, a Veteran's Park and a playground with an aviation theme;

THEREFORE LET IT BE RESOLVED, that the Town Board of the Town of Cortlandt does hereby officially name the former Martin property "The Cortlandt Waterfront Park".

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
TOWN CLERK**

**Adopted on March 13, 2012
At a Regular Meeting
Held at Town Hall**

TOWN OF CORTLANDT



LINDA D. PUGLISI
TOWN SUPERVISOR

OFFICE OF THE SUPERVISOR
TOWN HALL
1 HEADY STREET
CORTLANDT MANOR, N.Y. 10567-1254
(914) 734-1002
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TOWN BOARD
RICHARD H. BECKER
FRANCIS X. FARRELL
ANN LINDAU
JOHN E. SLOAN

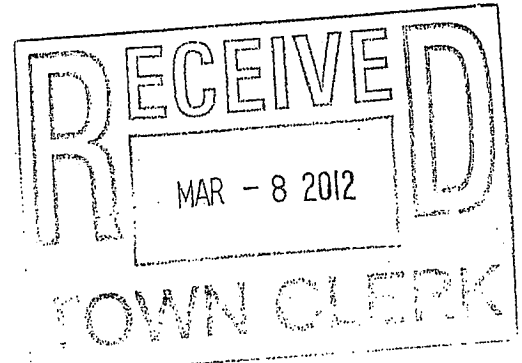
MEMO

To: Ed Vergano
Jeff Coleman
Rosemary Boyle-Lasher
John Palmiotto

From: Linda Puglisi

Date: March 6, 2012

Re: **Former Martin Property Plan's and Renaming**



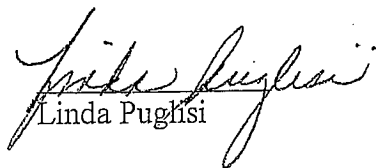
In July it will be six years since the passing away of Mr. Martin. During this period, we have referred to this town property as the former Martin property.

It is time that this lovely land has a new name and that it is given its own identity that makes it a community park. Therefore, the new name will be: ***"The Cortlandt Waterfront Park"*** with a new sign. It will eventually include the mobile home area, as well. The playground area of the "Cortlandt Waterfront Park" will be named the ***"Jim Martin Aviation Playground"*** with a plaque and a small sign.

These Parks will be a nice compliment to the ***"Steamboat River Park"*** which includes the Overlook, Steamboat Dock with the brick path and the Marie Pritchard Pavilion.

Also, we will have the Veteran's Park on the great lawn with hopefully a community garden in the future. After the Town Board officially renames this town property this month, all letterhead, meeting notices, public statements, etc. shall refer to this new name ***"The Cortlandt Waterfront Park"***.

Thanks for all of your work on this project. We are very excited about what will be constructed this year: The resident's boat launch, the Veteran's Park, the Jim Martin aviation playground, the removal of the museum items and the painting of the hangars, benches placed at the park and continual clean-up. All to be completed in 2012.


Linda Puglisi

LDP/jp

Cc: Town Board
Tom Wood
JoAnn Dyckman
Glenn Cestaro

RESOLUTION

NUMBER

**(AUTHORIZING AN AMENDMENT TO
THE COLLECTIVE BARGAINING AGREEMENT
BETWEEN THE TOWN AND AFSCME LOCAL 2343)**

WHEREAS, a mediation/arbitration was recently conducted by the New York State Public Employment Relations Board between the Town and AFSCME; and

WHEREAS, pursuant to said mediation, it has been agreed that a clause would be added to the Collective Bargaining Agreement to further clarify salary requirements with respect to if the Town Hall opening is delayed or closed due to inclement weather;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby agree to the insertion of the following language into Section 805.4 of the Collective Bargaining Agreement:

“If the Town Hall opening is delayed or closed by the Town Supervisor and her/his designee, the blue collar employees shall be paid at rate of time and one-half for each hour of their regular work shift that they work and the Town Hall is closed.

However, if Town Hall is closed due to a State of Emergency declared by the County Executive, Governor of the State of New York, or President of the United States, then blue collar employees would be paid straight time for the work they perform during their regularly scheduled hours.”

BE IT FURTHER RESOLVED, that this modification is consistent with the prior determination of PERB with respect to these matters.

BOARD

CORTLANDT

CLERK

Adopted March 13, 2012
At a Regular Meeting
Held at Town Hall

BY ORDER OF THE TOWN

OF THE TOWN OF

JO-ANN DYCKMAN, TOWN

RESOLUTION

NUMBER

(AUTHORIZING THE SETTLEMENT OF THREE TAX CERTIORARIS)

WHEREAS, the Town taxpayers have commenced tax certioraris against the Town;
and

WHEREAS, these proceedings from time to time come before the Court for
settlement purposes; and

WHEREAS, several conferences are held between the Court, the petitioners and
the Town Attorney and Assessor in an attempt to resolve the matter without trial; and

WHEREAS, certain settlements have now been proposed to the Town Board with
the recommendation of the Town Assessor and Town Attorney and the Court;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby
authorize the Town Attorney to execute Stipulations of Settlement with respect to the
referenced parcels:

- Howard Martin v. the Town of Cortlandt, Section 24.7 Block 2 Lot 13
Assessment Year 2009 shall be reduced by \$1,485.00;
Assessment Year 2010 shall be reduced by \$1,485.00;
- Buchanan Executive Park Inc. v. the Town of Cortlandt, Section 43.11 Block 1
Lot 1.02
Assessment Year 2011 shall be reduced to \$32,700.00
Assessment Year 2010 shall be reduced to \$32,800.00
Assessment Year 2009 shall be reduced to \$30,800.00
- Appian Way Ventures, LLC v. the Town of Cortlandt, Section 54 Block 5 Lot
1.1
Assessment Year 2009 shall be reduced to \$34,020.00
Assessment Year 2010 shall be reduced to \$36,400.00
Assessment Year 2011 shall be reduced to \$35,530.00

BE IT FURTHER RESOLVED, that the Town Attorney be and hereby is
authorized to execute the Stipulations of Settlement herein and to arrange for the entry of
the Judgment; and

BE IT FURTHER RESOLVED, that the Receiver of Taxes and Town

Comptroller shall issue the requisite refunds upon an order of the Town Supervisor.

BOARD

CORTLANDT

CLERK

Adopted March 13, 2012

At a Regular Meeting

Held at Town Hall

BY ORDER OF THE TOWN

OF THE TOWN OF

JO-ANN DYCKMAN, TOWN

RESOLUTION

NUMBER _____

(RE: AUTHORIZE REIMBURSEMENT FOR IMPROPER PAYMENT OF WATER BILL AT 2075 EAST MAIN STREET, SECTION 23.20, BLOCK 3, LOT 13, ACCOUNT NUMBER 023301590-0)

WHEREAS, Mr. Frank Righetti submitted payment of \$1,006.70 for water account 023301590-0, servicing 2075 East Main Street, Section 23.20, Block 3, Lot 13; and

WHEREAS, Mr. Righetti requested a one time leak adjustment in accordance with Consolidated Water District policy regarding one-time leak adjustment; and

WHEREAS the adjusted quarterly bill for used water, based on the prior usage history results in a quarterly bill of \$319.45; and

WHEREAS this property has not received the one time leak adjustment and has corrected any property related water loss issues; and

WHEREAS, Mr. Frank Righetti is entitled to a refund of \$687.25.

NOW, THEREFORE, BE IT RESOLVED, that a reimbursement shall be issued to Mr. Frank Righetti for 2075 East Main Street, Section 23.20, Block 3, Lot 13, account number 023301590-0, in the amount of six hundred eighty seven dollars and twenty five cents (\$687.25) for a one-time leak adjustment for said property.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
Town Clerk**

**Adopted on March 13, 2012
at a Regular Meeting
Held at the Town Hall**



TOWN OF CORTLANDT

Department of Environmental Services



Linda D. Puglisi
Town Supervisor

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Jeffrey C. Coleman, P.E.
Director

Town Board Members
Richard H. Becker
Francis X. Farrell
Ann Lindau
John E. Sloan

Lee Beauchamp, P.E.
Deputy Director

March 2, 2012

To: **Linda Puglisi**
Supervisor

From: **Jeffrey C. Coleman, PE**
Director of D.E.S.

Subject: **Water Service Refund**

Cortlandt Consolidated Water District has received a request from Mr. Frank Righetti, owner of 2075 East Main Street, for a one-time leak adjustment. This property has since addressed the lost water issue and is requesting a refund of \$687.25.

Under normal circumstances, the customer challenges the bill prior to payment. However in this case, the property owner has paid the bill and then filed for the one-time leak adjustment.

I recommend that the Town Board authorize this refund.

Cc: Deputy Director, Water - DES

File - In agenda item
J.P.
cc: Town Board
Tom Wood
John Casper
Highway, Water, Sanitation, Parks
Chris ...