

**ORDER**  
**(Pursuant to Chapter 135-5)**

**To: Elizabeth Bazzicalupo**  
**19 Cherry Place**  
**Lake Peekskill, NY 10537**

**C/O**

**Altisource Field Services**  
**Attn: Arindam Dutta**  
**P.O. Box 105460**  
**Atlanta, GA 30348-5460**

**Re: Dangerous Building**  
**19 Cherry Place**  
**Lake Peekskill, NY 10537**

**Whereas**, members of the public had expressed concern about a main two-family residential structure and a secondary one-family residential cottage (the “Structures”) located at 19 Cherry Place (Section 12.12, Block 2, Lot 33) (the “Property”); and

**Whereas**, upon information and belief, the Property is in the name of Elizabeth Bazzicalupo who has since deceased or otherwise abandoned the Property; and

**Whereas**, an outside company, Altisource, is supposed to be caring for this property and has indicated to Town staff that it intends to foreclose upon the Property; and

**Whereas**, Town staff members have been in contact with employees of Alitsource and have implored them to remedy violations and safety issues on the Property; and

**Whereas**, Altisource has taken no steps to further secure the Property; and

**Whereas**, Martin G. Rogers, PE, the Director of Code Enforcement, submitted a report to the Town Board dated May 21, 2020 evaluating the structures located on the Property (“Rogers Report”) and concluded that “[t]he buildings meet the criteria set forth in Chapter 135 and should be demolished. All applicable local and state Code for demolition procedures must be followed (i.e. lead and asbestos testing and abatement, pest management, property maintenance, etc....) and a demolition permit obtained through the Code Division”; and

**Whereas**, notice of this Public Hearing and the Rogers Report were posted on the Property on June 18, 2020 and also mailed to Altisource; and

**Now, therefore** it is

**Ordered**, that the Structure located at 19 Cherry Place (Section 12.12, Block 2, Lot 33), is hereby declared a Dangerous Structure in accordance with Town Code Chapter 135; and it is further

**Ordered**, that said Structure be demolished and the Property cleared within ten (10) days of the service of this Order on the property owner; and be it further

**Ordered**, that upon noncompliance by the owner with this Order, the Director of the Department of Technical Services will retain a contractor to perform said work and lien said property in accordance with Chapter 135.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 172-20**

**(RE: NEGATIVE DECLARATION RE: INCREASE OF IMPROVEMENTS FOR  
DICKERSON POND SEWER DISTRICT)**

**WHEREAS**, the Town Board of the Town of Cortlandt has expressed its intent to consider, after conducting a Public Hearing hereon, the purchase of the assets of the Valeria Sewerage Works Corporation and the increase of improvements for the Dickerson Pond Sewer District; and

**WHEREAS**, in accordance with the requirements of the 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

**WHEREAS**, the establishment of Lead Agency is the first step required with respect to the environmental process; and

**WHEREAS**, a short Environmental Assessment Form has been prepared; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Cortlandt does hereby declare itself to be the Lead Agency with respect to this matter; and

**BE IT FURTHER RESOLVED**, that the Town Board does hereby determine, based upon the Environmental Assessment Form submitted to and reviewed by the 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** a **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 July 21, 2020  
At a Regular Meeting  
Held via Zoom**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Town of Cortlandt			
Name of Action or Project: Dickerson Pond Sewer District Purchase of the assets of Valeria Sewerage Work Corporation			
Project Location (describe, and attach a location map): Dickerson Pond Sewer District			
Brief Description of Proposed Action: The Town Board of the Town of Cortlandt, Westchester County, New York, has received a plan and report, including an estimate of cost, pursuant to Section 202-b of the Town Law, relating to the increase and improvement of the facilities of the Dickerson Pond Sewer District in the Town of Cortlandt, Westchester County, New York, consisting of the purchase of the assets of Valeria Sewerage Works Corporation, being the sewage treatment and collection system, and costs incidental thereto, at a maximum estimated cost to the District of \$1,900,000			
Name of Applicant or Sponsor: Town of Cortlandt		Telephone: 914-736-0930	
Address: 1 Heady Street		E-Mail: mcunningham@townofcortlandt.com	
City/PO: Cortlandt Manor		State: NY	Zip Code: 10567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ NA acres			
b. Total acreage to be physically disturbed? _____ NA acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ NA acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The proposed action is the purchase of the existing assets of the Valeria Sewerage Works Corporation. No construction is proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Town of Cortlandt</u> Date: <u>7/20/2020</u>		
Signature: <u><i>Michelle L. Pini</i></u> Title: <u>Assistant Planner</u>		

Project:

Date:

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	
Date:	

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Cortlandt	7/20/2020
Name of Lead Agency	Date
Dr. Richard H. Becker	Deputy Town Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



**RESOLUTION**

**NUMBER 173-20**

At a regular meeting of the Town Board of the Town of Cortlandt, Westchester County, New York, held via Zoom on July 21, 2020, at 7 o'clock P.M., Prevailing Time.

PRESENT:

Linda Puglisi  
Supervisor

Richard Becker  
Councilman

James Creighton  
Councilman

Debra Carter  
Councilman

Frank Farrell  
Councilman

\_\_\_\_\_  
In the Matter of the Increase and Improve- :  
ment of the Facilities of the Dickerson :  
Pond Sewer District in the Town of :  
Cortlandt, Westchester County, New York :  
\_\_\_\_\_ :

**PUBLIC INTEREST ORDER**

WHEREAS, the Town Board of the Town of Cortlandt, Westchester County, New York, has duly caused to be prepared a plan and report including an estimate of cost, pursuant to Section 202-b of the Town Law, relating to the increase and improvement of the facilities of the Dickerson Pond Sewer District in the Town of Cortlandt, Westchester County, New York, consisting of the purchase of the assets of Valeria Sewerage Works Corporation, being the sewage treatment and collection system and costs incidental thereto; and

WHEREAS, at a meeting of said Town Board duly called and held on May 12, 2020, an order was duly adopted by it and entered in the minutes specifying the said Town Board would meet to consider the increase and improvement of the facilities of the Dickerson Pond Sewer District in said Town at a maximum estimated cost to the District of \$1,900,000 and to hear all persons interested in the subject thereof concerning the same via Zoom on July 21, 2020, at 7:00 o'clock P.M., Prevailing Time; and

WHEREAS, said order duly certified by the Town Clerk was duly published and posted as required by law; and

WHEREAS, a public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard; NOW, THEREFORE, BE IT

ORDERED, by the Town Board of the Town of Cortlandt, Westchester County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to make the improvement, to increase and improve the facilities of Dickerson Pond Sewer District in the Town of Cortlandt, Westchester County, New York, consisting of the purchase of the assets of Valeria Sewerage Works Corporation, being the sewage treatment and collection system and costs incidental thereto, at a maximum estimated cost to the District of \$1,900,000.

Section 2. This order shall take effect immediately.

The question of the adoption of the foregoing order was duly put to a vote on roll, which resulted as follows:

Supervisor Linda Puglisi      VOTING Recused

Councilman Richard Becker   VOTING Aye

Councilman James Creighton VOTING Aye

Councilwoman Debra Carter   VOTING Aye

Councilman Frank Farrell     VOTING Aye

The order was thereupon declared duly adopted.

\* \* \* \* \*



**RESOLUTION**

**NUMBER 174-20**

BOND RESOLUTION DATED JULY 21, 2020.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$1,900,000 SERIAL BONDS OF THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, TO PAY COSTS IN CONNECTION WITH THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF THE DICKERSON POND SEWER DISTRICT IN THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK.

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202-b of the Town Law, and more particularly an order dated July 21, 2020, said Town Board has determined it to be in the public interest to increase the facilities of Dickerson Pond Sewer District in the Town of Cortlandt, Westchester County, New York, at a maximum estimated cost to the District of \$1,900,000; and

WHEREAS, it is now desired to provide funding for such capital project; NOW, THEREFORE,  
BE IT

RESOLVED, by the Town Board of the Town of Cortlandt, Westchester County, New York, as follows:

Section 1. For the specific object or purpose of paying the cost of the increase and improvement of the facilities of Dickerson Pond Sewer District in the Town of Cortlandt, Westchester County, New York, consisting of the purchase of the assets of Valeria Sewerage Works Corporation, being the sewage treatment and collection system and costs incidental thereto, there are hereby authorized to be issued \$1,900,000 serial bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid specific object or purpose to the District is \$1,900,000 and that the plan for the financing thereof is by the issuance of the \$1,900,000 serial bonds of said Town authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid object or purpose is forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local

Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Cortlandt, Westchester County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. To the extent not paid from other sources, there shall be annually assessed upon all the taxable real property within said Dickerson Pond Sewer District in the manner provided by law an amount sufficient to pay the principal and interest on said bonds as the same become due, but if not paid from such source, all the taxable real property in said Town shall be subject to the levy of ad valorem taxes sufficient to pay the principal of and interest on said bonds as the same shall become due.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Cortlandt, Westchester County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he or she shall deem best for the interests of the Town.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing

the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor.

Section 9. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 10. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 11. This resolution which takes effect immediately shall be published in summary in the official newspaper of said Town, together with a notice of the Town Clerk in substantially the form provided in Section 81 of the Local Finance Law.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Supervisor Linda Puglisi	VOTING Recused
Councilman Richard Becker	VOTING Aye
Councilman James Creighton	VOTING Aye
Councilwoman Debra Carter	VOTING Aye
Councilman Frank Farrell	VOTING Aye

The resolution was thereupon declared duly adopted.



**RESOLUTION**

**NUMBER 175-20**

**(INSTRUCT THE DEPARTMENTS OF TECHNICAL SERVICES, ENVIRONMENTAL SERVICES, AND PURCHASING TO RESEARCH VENTILATION SYSTEMS FOR TOWN HALL AND OTHER LOCATIONS)**

**WHEREAS**, the research is clear that the transmission of COVID-19 can be suppressed by engineering controls such as effective ventilation and filtration;

**NOW, THEREFORE, BE IT RESOLVED**, that the Departments of Technical Services, Environmental Services and Purchasing are directed to work together to research potential appropriate systems at Town Hall as well as other properties owned by the Town and present a summary of findings and recommendations to the Town Board.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 176-20**

**(AUTHORIZE FURLOUGHS OF NOR-WEST EMPLOYEES, PER THE REQUEST OF THE DIRECTOR OF NOR-WEST)**

**WHEREAS**, Nor-West Regional Special Services is a partnership amongst the Town of Cortlandt, Town of Yorktown, Town of Ossining, and the City of Peekskill which provides services to those with developmental disabilities; and

**WHEREAS**, the Coronavirus (COVID-19) Pandemic has forced the majority of Recreation programs to close down; and

**WHEREAS**, it is unclear when social distancing restrictions will be lifted; and

**WHEREAS**, this uncertainty has led the Town and Nor-West to engage in a review of its operations and potential cost-savings;

**NOW, THEREFORE, BE IT RESOLVED**, that furloughs are authorized for Nor-West's Part-Time Recreation Attendants.

**BE IT FURTHER RESOLVED** that these furloughed employees shall be paid through July 10, 2020, and all final amounts due and owing to these employees shall have been paid out on July 17, 2020.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 177-20**

**(PETITIONING THE GOVERNOR TO SIGN BILLS UNDER CONSIDERATION IN  
THE NEW YORK STATE SENATE AND NEW YORK STATE ASSEMBLY  
PERTAINING TO THE CLOSURE OF INDIAN POINT)**

**WHEREAS**, Entergy and its subsidiary entities (“Entergy”) own Indian Point Energy Center (“Indian Point”); and

**WHEREAS**, Entergy is in the process of shutting down the nuclear reactors at Indian Point and transferring the property to Holtec International (“Holtec”) for decommissioning; and

**WHEREAS**, there were two active nuclear reactors on the property known as IP2 and IP3; and

**WHEREAS**, Entergy shut down IP2 on April 30, 2020, and plans to shut down IP3 in 2021; and

**WHEREAS**, the shutdown of Indian Point will have a large effect on the Town of Cortlandt community; and

**WHEREAS**, the Town Board passed Resolution number 124-20 at its May 2020 meeting in support of: (i) NYS Senate Bill S8154 regarding amending the public service law, in relation to providing for decommissioning oversight boards for nuclear power plants in New York State; (ii) NYS Senate Bill S7846 regarding amending the labor law and the public service law in relation to establishing requirements for the transfer, sale, lease, and any decommissioning activities of the Indian Point Nuclear Power Plant; (iii) NYS Senate Bill S8075 regarding amending the real property tax law in relation to including certain spent nuclear fuel within the definition of real property; and (iv) NYS Assembly Bill A10236 regarding amending the public service law, in relation to providing for decommissioning oversight boards for nuclear power plants in New York State; and

**WHEREAS**, the Town Board is also in support of NYS Senate Bill S8204 which would allow Payment in Lieu of Taxes (“PILOT”) Agreements for facilities that currently or formerly generated electricity using nuclear power for sale; and

**NOW, THEREFORE, BE IT RESOLVED** that that the Town Clerk shall forward this resolution to Governor Andrew Cuomo, Senator Peter Harckham, and Assemblywoman Sandra Galef.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 178-20**

**(AUTHORIZE A PARTNERSHIP BETWEEN TOWN OF CORTLANDT AND NYS  
PARKS AND RECREATION DEPARTMENT FOR USE OF THE FDR SWIMMING  
POOL FOR CORTLANDT RESIDENTS)**

**WHEREAS**, after a thorough analysis, the Town Board made the difficult decision to close the Charles J. Cook Pool due to health and safety concerns posed by the Coronavirus (COVID-19) and the continuing construction of a new bathhouse, which was delayed due to NY Pause regulations; and

**WHEREAS**, despite these difficulties, the Town Board and staff have diligently worked on safe and creative recreational activities for its residents; and

**WHEREAS**, the Town Board has been able to secure a partnership with FDR State Park to allow its residents to swim at the pool; and

**WHEREAS**, residents will not be required to pay any entrance fees to FDR State Park during certain weekday hours with a valid Town of Cortlandt ID card; and

**WHEREAS**, guest fees and parking fees will still need to be paid by residents;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town is authorized to enter into a partnership with FDR State Park to allow its residents access to the FDR pool without entrance fees during specified weekday hours.

**BE IT FURTHER RESOLVED** that the Town Comptroller is authorized to reimburse the State \$3 per resident who uses the pool.

**BE IT FURTHER RESOLVED** that the Town Supervisor is authorized to execute any required documents formalizing this arrangement after approval by the Town Attorney's office.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 179-20**

**(AUTHORIZE RETROACTIVE ADDITIONAL POLICE DETAIL FOR 4<sup>TH</sup> OF JULY WEEKEND AND ONGOING THROUGH SUMMER SEASON AS NEEDED)**

**WHEREAS**, the ongoing pandemic and associated restrictive environment has warranted additional police detail for the safety of the public, who is spending significantly more time outdoors;

**WHEREAS**, the 4<sup>th</sup> of July was one such weekend of significantly increased outdoor activity,

**NOW, THEREFORE, BE IT RESOLVED**, that additional police detail for that weekend is retroactively approved and ongoing police detail as needed through the summer season; and

**BE IT FUTHER 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 July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 180-20**

**(AUTHORIZE DES/RECREATION TO EVALUATE THE CORTLANDT  
WATERFRONT PLAYGROUND FOR POSSIBLE EXPANSION)**

**WHEREAS**, in keeping with the vision of the 2016 Masterplan, development of the Waterfront Sustainability District will promote more use of this important waterfront property in the Town; and

**WHEREAS**, the various parks in and around Cortlandt have always been an important draw for families to spend time; and

**WHEREAS**, the Cortlandt Waterfront Playground has an aviation theme in keeping with the history of the area as a Seaplane Base owned and run by longtime Cortlandt Resident James Martin;

**NOW, THEREFORE, BE IT RESOLVED**, the Departments of DES and Recreation are instructed to evaluate the playground for possible expansion in keeping with the aviation theme and report back to the Town Board with findings and recommendations.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 181-20**

**(AUTHORIZE REFUNDS FOR EXCESS WATER BILL PAYMENTS TO THE OWNERS OF 21 SHADY BROOK LANE AND 157 7<sup>TH</sup> STREET)**

**WHEREAS**, the owner of 21 Shady Brook Lane, Cortlandt Manor (“Shady Brook Lane Owner”) paid a bill for water usage; and

**WHEREAS**, thereafter, the Shady Brook Lane Owner claimed that there should have been a leak adjustment; and

**WHEREAS**, the amount in dispute with the Shady Brook Lane Owner is \$841.11; and

**WHEREAS**, the owners of 157 7<sup>th</sup> Street, Verplanck (“7<sup>th</sup> Street Owners”) paid a bill for water usage for a property located at 75 7<sup>th</sup> Street, Verplanck; and

**WHEREAS**, thereafter, the 7<sup>th</sup> Street Owners claimed that they had paid this bill in error; and

**WHEREAS**, the amount in dispute with the 7<sup>th</sup> Street Owners is \$432.85;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board authorizes the Comptroller’s Office to issue a refund in the amount of \$841.11 to the owner of 21 Shady Brook Lane, Cortlandt Manor.

**BE IT FURTHER RESOLVED** that the Town Board authorizes the Comptroller’s Office to issue a refund in the amount of \$432.85 to the owners of 157 7<sup>th</sup> Street, Verplanck.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 182-20**

**RE: (AUTHORIZE DEPARTMENT OF TECHNICAL SERVICES TO DESIGN AND BID THE CHARLES J. COOK POOL SNACK BAR)**

**NOW THEREFORE, BE IT RESOLVED**, that the Department of Technical Services is hereby authorized to design and bid the Charles J. Cook Pool Snack Bar.

**BE IT FURTHER RESOLVED**, that the Town Supervisor and Director of Technical Services are hereby authorized to execute the contract for consulting design services with Bar Down Studio, PO Box 721, Beacon, NY 12508 in the amount not to exceed Fifteen Thousand Dollars (\$15,000.00) to design the improvements and prepare contract documents.

**BE IT FURTHER RESOLVED**, that the Comptroller is hereby authorized to amend the budget accordingly.

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

**Adopted on July 21, 2020  
at a Regular Meeting  
Held via Zoom**



**RESOLUTION**

**NUMBER 183-20**

**RE: (AWARD CONTRACT NO. TE 2020.05(R) CHARLES J. COOK POOL COMPLEX TENNIS COURT – NEW FENCE)**

**WHEREAS**, Eight (8) sealed bids were received on July 15, 2020 for Contract No. TE 2020.05(R) - Charles J. Cook Pool Complex Tennis Court – New Fence to install approximately 420 linear feet of new 10’ high chain link fence, one 5’ gate, and perform miscellaneous construction work in the amounts shown below:

WBE Fence Company, Inc. 11 Deer Court Brewster, NY 10509	\$27,940.20*
Giacorp Contracting Inc. 11 Bradhurst Avenue Hawthorne, NY 10532	\$29,623.00
Spitale Construction Resources 2025 Crompond Road Yorktown Heights, NY 10598	\$34,115.00*
The Landtek Group, Inc. 235 County Line Road Amityville, NY 11701	\$42,799.20*
Sherwani Contracting, Inc. 1 Bayshore Road Bayshore, NY 11706	\$48,500.00
JK Fence 927 Bernard Road Peekskill, NY 10566	\$56,598.00
Senco Metals LLC 90 Dayton Avenue Bldg. 5, Suite 101 Passaic, NJ 07055	\$66,791.00*
Sport-Tech Construction Corp. 410 Route 22 Brewster, NY 10509	\$69,800.00

\* Mathematical Correction

; and

**WHEREAS**, the Director of Technical Services has reviewed the bids and recommends awarding the Charles J. Cook Pool Complex Tennis Court – New Fence Project to WBE Fence Company Inc., 11 Deer Court, Brewster, NY 10509 in the amount of Twenty Seven Thousand Nine

Hundred Forty Dollars and Twenty Cents (\$27,940.20); and

**WHEREAS**, Bonding requirements have been eliminated from Contract No. TE 2020.05R. However, the successful low Bidder awarded the project shall furnish to the Town of Cortlandt, a Certified Check, Letter of Credit or Cash as maintenance security in the amount of \$5,000 for a period of one year from the date of final acceptance.

**NOW, THEREFORE, BE IT RESOLVED**, that a variance is hereby granted under Section 237-5 of the Town Code and the \$5,000 maintenance security may be accepted in lieu of the normally required bonds; and

**BE IT FURTHER RESOLVED**, that the contract, be awarded to the lowest responsible bidder WBE Fence Company Inc., 11 Deer Court, Brewster, NY 10509 in the amount of Twenty Seven Thousand Nine Hundred Forty Dollars and Twenty Cents (\$27,940.20)

**BE IT FURTHER RESOLVED**, that the Supervisor is hereby authorized to execute the contract documents subject to approval of the same by the Town Attorney; and

**BE IT FURTHER RESOLVED**, that the Comptroller is hereby authorized to amend the budget accordingly.

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

**Adopted on July 21, 2020  
at a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 184-20**

**RE: (REJECT PROPOSALS FOR CONTRACT TE 2020.06(R) CHARLES J. COOK POOL TENNIS COURT COMPLEX – RESURFACING AND AUTHORIZE DOTS TO RE-BID)**

**WHEREAS**, two (2) sealed proposals were received on July 10, 2020 for Contract No. TE 2020.06(R) – Charles J. Cook Pool Complex Tennis Court - Resurfacing Project in the amounts shown below:

Sherwani Contracting 1 Bay Shore Road Bay Shore, NY 11706	\$47,700.00
Mathusek Incorporated 25B Iron Horse Road Oakland, NJ 07436	\$71,059.00

; and

**WHEREAS**, the Director of Technical Services has reviewed the proposals and discussed the project with both contractors; and

**WHEREAS**, the Director of Technical Services recommends rejecting the proposals.

**THEREFORE, BE IT RESOLVED**, that the proposals are rejected and the Director of Technical Services is hereby authorized to re-bid the project with a change of scope.

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

**Adopted on July 21, 2020  
at a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 185-20**

**RE: (ESTABLISH LIST OF APPROVED TOWN CONSULTANTS FOR A VARIETY OF ENGINEERING AND SCIENCE SERVICES)**

**WHEREAS**, the Town has kept a list of on-call consultants to assist the Department of Technical Services (DOTS) on a variety of engineering and science disciplines; and

**WHEREAS**, these services are typically utilized to assist the Department of Technical Services in the review of site development applications when additional expertise or experience is required; and

**WHEREAS**, from time to time the Director of the Department Technical Services recommends to the Town Board to update the list of approved firms; and

**WHEREAS**, the Director of DOTS released a request for proposals and qualifications on June 26, 2020 outlining the list of engineering and science services sought.

**WHEREAS**, that the Director of Technical Services has reviewed the proposals and recommends establishing a list of consultants for the identified engineering and science discipline as shown on the attachment; and

**WHEREAS**, the attached list is not in any specified order and the Director of DOTS shall when services are required, prepare a project scope and on an equitable and rotating basis select a consultant from the established lists; and

**WHEREAS**, the cost of consultant services shall be borne by an Applicant along with any Town administration fee as adopted by the Town Board in a fee schedule.

**NOW THEREFORE BE IT RESOLVED**, that the attached "Table of Consultants for Various Engineering and Science Consulting Services is hereby established.

**BE IT FURTHER RESOLVED**, that the list shall become effective immediately and run through December 31, 2022 and if no action is recommended by the Director of DOTS, shall be extended for an additional two year period.

**BE IT FURTHER RESOLVED**, that the list may be amended at any time during this period and a consultant may request to be removed from the list at any time.

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

**Adopted on July 21, 2020  
at a Regular Meeting  
Held via Zoom**



Weston & Sampson, PE, LS, LA, PC 100 South Bedford Road Suite 340 Mount Kisco, NY 10549	X	X	X	X			X	X	
WSP USA 4 Westchester Park Drive Suite 175 White Plains, NY 10604		X	X	X	X	X	X	X	X

X – DENOTES SUBMITTED STATEMENT OF INTEREST / QUALIFICATIONS

**RESOLUTION**

**NUMBER 186-20**

**RE: (APPOINT AN INTERN AT THE MURIEL H. MORABITO COMMUNITY CENTER)**

**NOW, THEREFORE, BE IT RESOLVED**, that following student is appointed as an intern at the Muriel H. Morabito Community Center:

Amaavi Miriyagalla  
23 4<sup>th</sup> Street  
Cortlandt Manor, NY 10567

**BE IT FURTHER RESOLVE**, Ms. Miriyagalla will be paid an hourly salary of \$13.50 and will work fourteen hours per week effective July 22, 2020.

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

**Adopted on July 21, 2020  
at a Regular Meeting  
Held Via Zoom**

**RESOLUTION**

**NUMBER 187-20**

**(RE: AUTHORIZING AN INTERMITTENT LEAVE OF ABSENCE FOR AN  
EMPLOYEE IN THE OFFICE OF THE TOWN ASSESSOR  
UNDER FMLA)**

RESOLVED, that the following employee is hereby granted an intermittent leave of absence under FMLA effective between the following dates:

Employee ID# 557035 – July 27, 2020 through October 27, 2020

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

**Adopted on July 21, 2020  
at the Regular Meeting  
Held at Via Zoom**



**RESOLUTION**

**NUMBER 188-20**

**(RE: AUTHORIZING A LEAVE OF ABSENCE FOR AN EMPLOYEE IN THE  
DEPARTMENT OF D.E.S)**

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

Employee ID # 8970505 –Effective May 19, 2020

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

**Adopted on July 21, 2020  
at a Regular Meeting  
Held Via Zoom**

**RESOLUTION**

**NUMBER 189-20**

**(AUTHORIZE THE HENDRICK HUDSON SCHOOL DISTRICT TO UTILIZE AN EXISTING TOWN-OWNED UTILITY POLE FOR ELECTRICAL SERVICE TO A NEW MAINTENANCE BUILDING)**

**WHEREAS**, the Town of Cortlandt owns a utility pole in the vicinity of 61 Trolley Road in Montrose (the “Property”); and

**WHEREAS**, the Hendrick Hudson School District (“School District”) owns the Property and is constructing a new maintenance building; and

**WHEREAS**, the School District has requested to utilize the Town-owned utility pole for electrical services; and

**WHEREAS**, the Town works collaboratively with the School District in many facets, and allowing the Town-owned utility pole to be used would benefit all parties; and

**WHEREAS**, the School District has agreed to hold the Town harmless and indemnify the Town for any damages resulting from its connection to the Town-owned utility pole;

**NOW, THEREFORE, BE IT RESOLVED** that the Hendrick Hudson School District is authorized to utilize a Town-owned utility pole for electrical services to its property located at 61 Trolley Road, Montrose.

**BE IT FURTHER RESOLVED** that the Town Supervisor is authorized to sign into a Utility Pole Agreement subject to the approval of the Town Attorney’s office.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 190-20**

**RE: (APPOINT THE FOLLOWING EMPLOYEES TO THE POSITION OF SEASONAL  
MINI GOLF ATTENDANTS)**

**NOW, THEREFORE, BE IT RESOLVED**, that the following employees are appointed retroactive to July 1, 2020 to work at the miniature golf course located at the Charles Cook Pool recreation campus though the summer season:

Kamryn Sherman - \$12 per hour

Thomas Palmaffy - \$12 per hour

Eric O'Brien - \$12 per hour

Sebastian Velez - \$15 per hour (returning employee)

Isabella Lopez - \$12 per hour

**Substitute:**

Sarah Champion - \$12 per hour

Matthew Quarles - \$12 per hour

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

**Adopted on July 21, 2020  
at a Regular Meeting  
held Via Zoom**

**RESOLUTION**

**NUMBER 191-20**

**(RE: SCHEDULE A PUBLIC HEARING WITH RESPECT TO A DANGEROUS BUILDING)**

**Whereas**, the Director of DOTS has recommended that a certain building at 21 Pumphouse Road be declared a dangerous building; and

**Whereas**, in accordance with the dangerous building statute a report from the Director of Code Enforcement certified and under seal by a professional engineer licensed in the State of New York has been filed with the Town Clerk; and

**Whereas**, said report indicates that the building should be declared a dangerous building and that the demolition of said building is necessary for the public safety; and

**Now Therefore Be It Resolved**, that the Town Board will hold a Public Hearing at its Regular Meeting of August 11, 2020 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, or via Zoom if NYS Executive Order 202 is in effect, to consider declaring the building at 21 Pumphouse Road a dangerous building requiring demolition; and

**Be It Further Resolved**, 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 Hearing to be included in the transcript of the proceedings of this hearing. The Town Hall is a handicapped accessible facility.

**Be It Further Resolved**, that a Notice of said Public Hearing shall further be published in the Official Newspaper of the Town of Cortlandt and shall be posted on the Official Bulletin Board.

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

**Adopted July 21, 2020  
At a Regular Meeting  
Held via Zoom**