



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director – D.O.T.S

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080
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Town Supervisor
Linda D. Puglisi

Chris Kehoe, AICP
Deputy Director – Planning

Town Board
Richard H. Becker
James F. Creighton
Francis X. Farrell

Martin Rogers, P.E.
DOTS – Director of
Code Enforcement

MEMORANDUM

To: Linda D. Puglisi, Supervisor
Members of the Town Board

FROM: Michael Preziosi, P.E., Director DOTS
Michael Preziosi, P.E.

CC: Town Clerk
Town Legal Department

Date: December 1, 2021

RE: **Benefit Unit Assessment Rolls -
Cortlandt Boulevard Central Sewer Improvement Area
Cortlandt Boulevard West Sewer Improvement Area**

Supervisor Puglisi and Members of the Town Board,

As part of the Cortlandt Crossing Development, two sanitary improvements were constructed, consistent with the description provided in the Cortlandt Crossing SEQRA Statement of Findings dated March 15, 2016. Sanitary infrastructure was installed within the site, through the Cortlandt Town Center, Westbrook Drive and within the Town’s Community Center. These sewer improvements serve not only the Cortlandt Crossing Development but also properties adjacent, and contiguous to the sanitary route as well as parcels located on Cortlandt Boulevard from Locust Avenue to Westbrook Drive.

Parcels are assigned benefit assessment units. These units are a numerical value assigned to each tax parcel proportioned to the benefit received from the improvement. An assessment unit is derived from water consumption with one unit equal to 330 gallons per day (gpd) of metered water flow.

On December 6, 2021 the Town Board will be hosting a public hearing for the preliminary assessment roll of these two sewer improvement areas. Attached hereto are the preliminary assessment rolls and assessment unit calculation worksheet. The Town Board will then close the Public Hearing and vote to adopt the assessment rolls.

ASSESSMENT UNIT CALCULATION WORKSHEET

Definitions

As used in this article, the following terms shall have the meanings indicated:

BENEFIT ASSESSMENT UNIT

A numerical value assigned to each tax parcel proportioned to the benefit received from the improvement. An assessment unit shall equal 330 gallons per day (gpd) of metered water flow. All assessment units shall be rounded to nearest ½ unit.

CAPITAL COST

Includes costs and charges expended in the construction of the facility including interest and bond payments.

CHARGES

The annual charge for the discharge or introduction of matter into the facilities.

FACILITIES

Include the treatment plant, collection system, pump stations and all related fixtures, machinery and equipment.

OPERATION AND MAINTENANCE

Includes costs associated with the upkeep of sewers and facilities, herein as defined.

SEWER

Includes all facilities as heretofore defined

SEWER IMPROVEMENT AREA

Includes all sewer areas formed pursuant to legislative action taken and approvals granted by the Board of the Town Cortlandt, consist with Town Law.

USER

Includes individuals, firms, partnerships, companies, corporations, associations or any other legal entity who is the owner of real property connected to the facilities of a sewer district.

Computation of Benefit Assessment Unit

- A. For the purpose of calculating benefit assessment units (au) for sewer usage charges the following schedule shall be used.
1. Town of Cortlandt municipally owned parcels, deeded open space and conservation parcels shall be assigned 0 assessment units.
 2. All vacant parcels shall be assigned 0.50 assessment units

ASSESSMENT UNIT CALCULATION WORKSHEET

3. Where the premises are serviced by water meters assessment units shall be calculated as follows:
- a. Single family residential uses; **1.0 AU**
 - 1. Single family residential dwelling with accessory apartment; **1.5 AU**
 - 2. Single family residential dwelling with home occupation or office; **2.0 AU**
 - b. Two family residential dwelling; **2.0 AU**
 - c. Multi-Family residential dwelling, townhouse or condominium, apartment complex, mobile home park or other establishment designed for the occupancy of more than one family, each dwelling unit for the designed occupancy of one family; **1 AU per dwelling unit + 1 AU for office or management suite and each community space**
 - d. Mixed-use, commercial, institutional and remaining uses bulk metered; assessment units shall be assessed 1 AU plus the actual metered water consumption; **AU will also be adjusted by the following multipliers.**
 - 1. No multiplier for retail stores (convenience with commercial kitchen), storage, commercial office space, professional services, finance and real estate, contractor's yards (office only), automotive repair, service stations, car dealerships.
 - 2. 1.50 multiplier shall be applied to standard wastewater generators such as hotel and motel exclusive of bar or restaurants, institutional uses such as places of worship, funeral homes, personal service facilities (non-laundry), social clubs, places of assembly less than 100 patrons and similar uses.
 - a. Hotel / motels with bar or restaurant services shall be sub-metered at owner's expense. A 3.0 multiplier shall be assessed for bar and restaurant consumption.
 - 3. 2.0 multiplier shall be applied to wastewater generators for institutional, recreational and places of assembly greater than 100 patrons, medical office buildings, health care spa, beauty salon, schools, grocery stores, deli's and similar uses.

ASSESSMENT UNIT CALCULATION WORKSHEET

4. 3.0 multiplier shall be applied wastewater sources including agricultural and animal services, laundrettes, dry-cleaners, hospitals, nursing homes, rehabilitation centers, restaurants, bars and similar uses.
 5. Car wash facilities; actual water consumption plus **5 AU** per bay.
 6. 5.0 multiplier shall be applied to any industrial uses, wholesale trades and manufacturing
- e. Public and Civil uses (including fire departments, ambulance facilities, libraries, etc...); assessment units shall be calculated based on actual metered water consumption; **a minimum of 1 AU.**
4. Where the premises are not serviced by water meters the premises shall estimate typical per unit hydraulic loading rates as obtained from the New York State Department of Conservation Design Standards for Intermediate – Sized Wastewater Treatment Systems dated March 2014 or latest revised.

Review of Charges

The volume of flow to be used in computing sewer service charges and abnormal sewage surcharges shall be based upon metered water consumption as shown on the records of meter readings maintained by the Town of Northern Westchester Joint Water Works. When records of sub-meters are available and supplied at the request of the Town of Cortlandt by a property owner, these flows shall be used if greater than records maintained by Northern Westchester Joint Water Works. The volume shall be no less than as shown on the records of meter readings maintained by the Town and Northern Westchester Joint Water Works.

The Town shall review annually the waste water contribution of users and user classes, the total costs of operation and maintenance of the treatment works, and its' approved user charge system. The Town shall revise the charges for users or user classes to accomplish the following:

- A. Maintain the proportionate distribution of operation and maintenance costs among users and user classes as required herein.
- B. Generate sufficient revenue to pay debt services, the total operation and maintenance costs necessary to the proper operation and maintenance (including replacement) of the treatment works.
- C. Apply excess revenues collected from a class of users to the costs of operation and maintenance attributable to that class for the next year and adjust the rate accordingly.
- D. Property owners in which irrigation accounts for more than 25% of total water consumption have the option to install a dedicated meter to monitor irrigation flow and request an assessment unit

ASSESSMENT UNIT CALCULATION WORKSHEET

reduction. This reduction shall not exceed 25% of total water consumption (domestic and irrigation). The property owner shall pay all costs associated for the meter.

- E. Property owners with multiple uses may elect to sub-meter their properties at their own expense. Multipliers will be assessed based upon sub-tenant use.

- F. In the event that a person discharging waste demonstrates that a substantial portion of the total amount of metered water does not reach the sewer, then the Director of Technical or Environmental Services or their duly authorized representatives shall evaluate the evidence provided, establish a percentage of total water consumption to be used as the basis of the assessment or direct the installation of a flow measuring or totalization device to measure actual flow into the sewer at the Owner's expense. Such meters and/or flow measuring devices shall be subject to periodic inspection, testing, and reading by the Superintendent.

- G. Any person discharging wastes into the sewer may install a flow measuring device at his option, of the type, design, installation, and maintenance standards of the Director of Technical or Environmental Services, at the owner's expense.



Town of Cortlandt
 Draft Benefit Unit Assessment Role 2022
 Cortlandt Boulevard Central Sewer Improvement Area

Tax ID	Owner	Property Address	Assessment Units	
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00	\$ -
24.6-2-3	Ryan Main, LLC.	3195 E. Main Street	57.00	\$ 32,418.18
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	0.50	\$ 284.37
24.6-1-4	Acadia Realty Trust	3130-3150 E. Main Street	74.50	\$ 42,371.13
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	110.00	\$ 62,561.40
24.10-1-1.2	Cortlandt Town Center	3121 E. Main Street	33.50	\$ 19,052.79
24.10-1-2	McDonalds	3039 E. Main Street	17.00	\$ 9,668.58
24.10-1-3	Cortlandt Town Center	3121 E. Main Street	28.00	\$ 15,924.72
District Totals			320.50	\$ 182,281.17
Rate Per Assessment Unit			\$568.74	



Town of Cortlandt
Draft Benefit Unit Assessment Role 2022
Cortlandt Boulevard West Sewer Improvement Area

Tax ID	Owner	Legal Address	Assessment Units	Yearly Total
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00	\$ -
24.6-2-3	Ryan Main, LLC.	3195 E. Main Street	57.00	\$ 20,989.68
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	0.50	\$ 184.12
24.6-1-4	Acadia Realty Trust	3130-3150 E. Main Street	74.50	\$ 27,433.88
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	110.00	\$ 40,506.40
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	16.00	\$ 5,891.84
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	35.00	\$ 12,888.40
24.10-1-1	Hudson City Savings Bank	3031 E. Main Street	6.00	\$ 2,209.44
24.10-1-1.2	Cortlandt Town Center	3121 E. Main Street	33.50	\$ 12,336.04
24.10-1-2	McDonalds	3039 E. Main Street	17.00	\$ 6,260.08
24.10-1-3	Cortlandt Town Center	3121 E. Main Street	28.00	\$ 10,310.72
24.10-1-1.3	Home Depot	3051 E. Main Street	15.00	\$ 5,523.60
24.13-1-21	Empire Men's Shop Inc.	2074 E. Main Street	0.50	\$ 184.12



Town of Cortlandt
 Draft Benefit Unit Assessment Role 2022
 Cortlandt Boulevard West Sewer Improvement Area

24.13-1-23	Empire Men's Shop Inc.	0 E. Main Street	0.50	\$	184.12
24.13-2-10	TSG Grat #7, LLC	2084-2090 E. Main Street	2.00	\$	736.48
24.13-2-7	DB Real Estate Assessts, LLC.	2102 E. Main Street	7.50	\$	2,761.80
24.13-2-8	2098 East Main Street, LLC.	2098 E. Main Street	2.00	\$	736.48
24.13-2-9	Oakland Realty, LLC.	2094 E. Main Street	2.00	\$	736.48
24.13-3-1	2093 Realty, LLC.	2093 E. Main Street	4.00	\$	1,472.96
24.13-3-2	J C Wong Management Corp.	3001 E. Main Street	1.00	\$	368.24
24.13-3-3	Rolando R. Delacruz	3003 E. Main Street	1.00	\$	368.24
24.13-3-4	Michael F. X. Ryan	3005 E. Main Street	1.00	\$	368.24
24.13-3-42	IBIM, LLC.	99 Locust Avenue	1.00	\$	368.24
24.13-3-43	Acosta-Landron	2073 E. Main Street	1.00	\$	368.24
24.13-3-45	Daniel Montroy	2075 E. Main Street	1.00	\$	368.24
24.13-3-47	Iaropolic Const. Corp.	2077 E. Main Street	1.00	\$	368.24
24.13-3-5	Dominick Otice	3007 E. Main Street	1.00	\$	368.24
24.13-3-50	Doan Property, Inc.	2081 E. Main Street	0.50	\$	184.12
24.13-3-55	AAK Realty, LLC.	2085 E. Main Street	3.50	\$	1,288.84



Town of Cortlandt
Draft Benefit Unit Assessment Role 2022
Cortlandt Boulevard West Sewer Improvement Area

24.13-4-1	Arnold Schonberg	0 E. Main Street	1.00	\$	368.24
24.13-4-52	Arnold Schonberg	1 Jerome Drive	2.00	\$	736.48
24.13-5-1	Yorkton Properties Inc.	3000 E. Main Street	1.00	\$	368.24
24.13-5-3	Yorkton Properties Inc.	2990 E. Main Street	2.00	\$	736.48
24.17-2-12	NWJWW	2065 E. Main Street	0.00	\$	-
24.17-2-13	JFC Properties	2069 E. Main Street	2.50	\$	920.60
24.17-2-14	Con Edison of NY	2067 E. Main Street	0.50	\$	184.12
24.17-2-2	Marpen, Inc.	2068 E. Main Street	2.00	\$	736.48
24.17-2-3	GTNY NY Leasing, Inc.	2072 E. Main Street	1.00	\$	368.24
24.17-2-4	2071 E. Main, LLC.	2071 E. Main Street	4.50	\$	1,657.08
24.17-2-5	100 Locust Avenue, LLC.	100 Locust Avenue	1.00	\$	368.24
24.17-2-6	100 Locust Avenue, LLC.	0 Locust Avenue	0.50	\$	184.12
24.9-4-1	Peekskill Hospitality, LLC	3009 E. Main Street	11.00	\$	4,050.64
24.9-4-2	3017 E. Main St. Realty, LLC	3017 E. Main Street	48.00	\$	17,675.52
24.9-4-3	Cortlandt Manor EQ II, LLC	3025 E. Main Street	8.00	\$	2,945.92
District Totals			508	\$	187,065.92
Rate Per Assessment Unit					\$368.24



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MEMORANDUM

To: Supervisor Elect – Becker and Town Board Members

From: Michael Preziosi, P.E., Director-DOTS
Michael Preziosi, P.E.

CC: Town Clerk
Town Legal Department
Town Assessor/Town Receiver of Taxes / Town Comptroller
Director - DES

Date: December 1, 2021

RE: Dickerson Pond Sewer District

Supervisor Elect Becker and Members of the Town Board,

The Dickerson Pond Sewage Treatment Plant and collection system services the Valeria campus (Phases I-IV). Phase I consists of 47 units, Phase II 34 units, (combination 1 and 2 bedroom units) while Phases III and IV, recently constructed by Toll Brothers total 147 2-bedroom townhome units.

The plant was refurbished and upgraded beginning in 2017 and is currently permitted and licensed. The Town of Cortlandt owns and operates the system. DES oversees reporting and day to day will be administered by VRI Environmental Services, Inc. a licensed and certified plant operator.

The district currently serves only the Valeria Development overseen by multiple homeowner associations and a management company. The expense to operate the treatment plant and infrastructure will be borne by the units and two (2) community buildings that directly benefit. Each unit will be assessed one benefit unit. The annual assessment will be based on the cost to operate the plant on a yearly basis and to pay down outstanding debt. Northern Westchester Joint Water Works assists in the quarterly billing. We do not anticipate additions to the district in the near future and DOTS will assist various departments as required.

Attached hereto is the 2022 draft assessment roll for consideration. A public hearing will be held on Dec. 6, 2021.



Town of Cortlandt
 Draft Benefit Unit Assessment Role 2022
 Dickerson Pond Sewer District

FSBL		Street No.	Street Name	Assessment Units	Yearly Total
45.17-1-1.2	Town of Cortlandt Dickerson Pond Sewage Works Facility	343	Furnace Dock Rd	0	\$0.00
Phase I					
45.18-1-1	O'Rourke Hugh C	34103	Furnace Dock Rd	1	\$1,140.00
45.18-1-2	Murphy Michael W	34102	Furnace Dock Rd	1	\$1,140.00
45.18-1-3	Bacci Ingrid L	34101	Furnace Dock Rd	1	\$1,140.00
45.18-1-4	Santis Henry & Joanne	34117	Furnace Dock Rd	1	\$1,140.00
45.18-1-5	Jackson Joanne	34107	Furnace Dock Rd	1	\$1,140.00
45.18-1-6	De Freitas Robert D	34108	Furnace Dock Rd	1	\$1,140.00
45.18-1-7	Puglisi Linda D	34109	Furnace Dock Rd	1	\$1,140.00
45.18-1-8	Kuckly Family Trust	34110	Furnace Dock Rd	1	\$1,140.00
45.18-1-9	Kissner Lauren Michelle	34111	Furnace Dock Rd	1	\$1,140.00
45.18-1-10	Mcternan Margaret	34112	Furnace Dock Rd	1	\$1,140.00
45.18-1-11	Hauben Richard & Ellen	34114	Furnace Dock Rd	1	\$1,140.00
45.18-1-12	Flanders Martha	34115	Furnace Dock Rd	1	\$1,140.00
45.18-1-13	Kojen Irene	34116	Furnace Dock Rd	1	\$1,140.00
45.18-1-14	Tanay-Costa Living Trust	34118	Furnace Dock Rd	1	\$1,140.00
45.18-1-15	Treadwell D & Scavetta L	34119	Furnace Dock Rd	1	\$1,140.00
45.18-1-16	Frising Susan J	34120	Furnace Dock Rd	1	\$1,140.00
45.18-1-17	Glass David	34130	Furnace Dock Rd	1	\$1,140.00
45.18-1-18	Cragolin Elvira & Kyler	34129	Furnace Dock Rd	1	\$1,140.00
45.18-1-19	Knock Gary & Barbara	34128	Furnace Dock Rd	1	\$1,140.00
45.18-1-20	Murphy Judy M & Timothy S	34127	Furnace Dock Rd	1	\$1,140.00
45.18-1-21	Larkin Lynne	34126	Furnace Dock Rd	1	\$1,140.00
45.18-1-22	Alexander Patricia	34125	Furnace Dock Rd	1	\$1,140.00
45.18-1-23	Wang Xiao-Lei	34121	Furnace Dock Rd	1	\$1,140.00
45.18-1-24	Maori Elvira	34122	Furnace Dock Rd	1	\$1,140.00
45.18-1-25	Bloom Janet K	34104	Furnace Dock Rd	1	\$1,140.00
45.18-1-26	Lee Harry W	34105	Furnace Dock Rd	1	\$1,140.00
45.18-1-27	Trinkoff Donna & Lloyd	34106	Furnace Dock Rd	1	\$1,140.00
45.18-1-28	Holland Jacqueline	34131	Furnace Dock Rd	1	\$1,140.00
45.18-1-29	Adinaro Joseph & Venus	34132	Furnace Dock Rd	1	\$1,140.00
45.18-1-30	Gillespie Janet M	34133	Furnace Dock Rd	1	\$1,140.00
45.18-1-31	Paris Elaine Revocable Trust	34134	Furnace Dock Rd	1	\$1,140.00
45.18-1-32	Garcia Dulce Maria	34135	Furnace Dock Rd	1	\$1,140.00
45.18-1-33	Hills Jonathan	34136	Furnace Dock Rd	1	\$1,140.00
45.18-1-34	Cohen Steven	34139	Furnace Dock Rd	1	\$1,140.00
45.18-1-35	Scala Nancy	34138	Furnace Dock Rd	1	\$1,140.00
45.18-1-36	Takaoka Akira	34137	Furnace Dock Rd	1	\$1,140.00
45.18-1-37	Di Leone Florence	34143	Furnace Dock Rd	1	\$1,140.00
45.18-1-38	Nelson Bernis Elizabeth	34140	Furnace Dock Rd	1	\$1,140.00
45.18-1-39	Mandelkow Thomas	34144	Furnace Dock Rd	1	\$1,140.00
45.18-1-40	Dielsi John	34141	Furnace Dock Rd	1	\$1,140.00
45.18-1-41	Loprete Wayne & Barbara	34148	Furnace Dock Rd	1	\$1,140.00
45.18-1-42	Braunstein L Carol M	34149	Furnace Dock Rd	1	\$1,140.00
45.18-1-43	Sinha Frances	34145	Furnace Dock Rd	1	\$1,140.00
45.18-1-44	Swanson Michele	34146	Furnace Dock Rd	1	\$1,140.00
45.18-1-45	Dobbs Mitchell	34147	Furnace Dock Rd	1	\$1,140.00
45.18-1-46	Cooper Edward & Leona	34142	Furnace Dock Rd	1	\$1,140.00
45.18-1-47	Williams Betsy	34123	Furnace Dock Rd	1	\$1,140.00
Phase I Totals				47.00	\$53,580.00



Town of Cortland
Draft Benefit Unit Assessment Role 2022
Dickerson Pond Sewer District

Phase II					
45.17-2-1	Clubhouse and Pool Dickerson Pond Association	0	Furnace Dock Rd	1	\$1,140.00
45.17-2-2	Chaney Michael Irrev Trust	34150	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.1	Schifano Natalie Trust	34151	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.2	Hillis John T	34152	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.3	Tortella Anthony F	34153	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.4	Drezga Lyerka B	34154	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.5	Bruno Theresa A	34155	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.6	Miller Colin K	34156	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.7	Galezo Living Trust	34157	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.8	Di Michele Robin E	34158	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.9	Deglon Ruth	34159	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.10	Goldsmith James A & Donna H	34160	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.11	Carlson Linda K	34161	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.12	Karas Robert Trust	34162	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.13	Zeliger Martin & Mona	34163	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.14	Bitkower Sheldon J & Elsie	34164	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.15	Kopf Jerome	34165	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.16	Moshuman Stephen E & Norma R	34166	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.17	Tricamo Sal M & Mary Lou	34167	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.18	Henderson Patricia M Irrev Trst	34168	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.19	Hoye Ann L/E	34169	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.20	Skrivanek Joseph/Elaine Trusts	34170	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.21	Liebersohn Daniel & Julie	34171	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.22	Lehmeier Ilse C	34172	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.23	Rickett Stuart H & Tina C	34173	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.24	Orton Wanda Cope Trust	34174	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.25	Karas Cathy J	34175	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.26	Aguado Family Trust	34176	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.27	Tropiano Vincent & Marilyn	34177	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.28	Whitney Eric	34178	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.29	Goodman Hilda	34179	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.30	Swee Myra C Irrev Trust	34180	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.31	Bardach Robert S	34181	Furnace Dock Rd	1	\$1,140.00
45.17-2-2.32	Eichenberg Charles J	34182	Furnace Dock Rd	1	\$1,140.00
Phase II Totals				34.00	\$38,760.00



Town of Cortland
Draft Benefit Unit Assessment Role 2022
Dickerson Pond Sewer District

Phase III					
45.19-1-1.1	Mazzacone Ralph & Linda	1	Goldman Ct	1	\$1,240.00
45.19-1-1.2	Toll Land Vi Lp	3	Goldman Ct	1	\$1,240.00
45.19-1-1.3	Schettino Frank & Lynda	5	Goldman Ct	1	\$1,240.00
45.19-1-1.4	Ambrogio Revocable Liv Trst	7	Goldman Ct	1	\$1,240.00
45.19-1-1.5	Sullivan Saadia	9	Goldman Ct	1	\$1,240.00
45.19-1-1.6	Gardner Beverly	11	Goldman Ct	1	\$1,240.00
45.19-1-1.7	Tuite Claudette & Peter	12	Goldman Ct	1	\$1,240.00
45.19-1-1.8	Vallabhajosula Shankar	10	Goldman Ct	1	\$1,240.00
45.19-1-1.9	Marcus Roy & Cherie	8	Goldman Ct	1	\$1,240.00
45.19-1-1.10	Vellios Leslie R & Paul	6	Goldman Ct	1	\$1,240.00
45.19-1-1.11	Toll Land Vi Lp	4	Goldman Ct	1	\$1,240.00
45.19-1-1.12	Toll Land Vi Lp	2	Goldman Ct	1	\$1,240.00
45.19-1-1.13	Kahn David I & Diane A N	1	Langeloth Dr	1	\$1,240.00
45.19-1-1.14	Clarke Will A & Danielle M	3	Langeloth Dr	1	\$1,240.00
45.19-1-1.15	Dharmaraj Glory & Jacob	5	Langeloth Dr	1	\$1,240.00
45.19-1-1.16	Abrenica Jose P/Ellen R	7	Langeloth Dr	1	\$1,240.00
45.19-1-1.17	Wagner Gary B	9	Langeloth Dr	1	\$1,240.00
45.19-1-1.18	Bartok Frank P/Mary Terry	11	Langeloth Dr	1	\$1,240.00
45.19-1-1.19	Lois Joseph & Jacqueline	12	Bernheimer Ln	1	\$1,240.00
45.19-1-1.20	Malerba Joseph F & Jie Y	10	Bernheimer Ln	1	\$1,240.00
45.19-1-1.21	Bassen Stanley M & Susan	8	Bernheimer Ln	1	\$1,240.00
45.19-1-1.22	Sharp James F & Marks Melissa	6	Bernheimer Ln	1	\$1,240.00
45.19-1-1.23	Walton Michael/Silva Daniel	4	Bernheimer Ln	1	\$1,240.00
45.19-1-1.24	Gray Michael	2	Bernheimer Ln	1	\$1,240.00
45.19-1-1.25	Shoaib Daniyal & Ding Ding	1	Bernheimer Ln	1	\$1,240.00
45.19-1-1.26	Alvarez Jose E & Girgis Nadine	3	Bernheimer Ln	1	\$1,240.00
45.19-1-1.27	Gruenwald Abraham/Laurel	5	Bernheimer Ln	1	\$1,240.00
45.19-1-1.28	Sweitzer Ronald & Dania	7	Bernheimer Ln	1	\$1,240.00
45.19-1-1.29	Carmody William F/Anne D	9	Bernheimer Ln	1	\$1,240.00
45.19-1-1.30	Grusko Robin & Barry	11	Bernheimer Ln	1	\$1,240.00
45.19-1-1.31	Rodenberger Barbara	13	Bernheimer Ln	1	\$1,240.00
45.19-1-1.32	Cruikshank John D/Deborah	15	Bernheimer Ln	1	\$1,240.00
45.19-1-1.33	Toll Land Vi Lp	17	Bernheimer Ln	1	\$1,240.00
45.19-1-1.34	Toll Land Vi Lp	19	Bernheimer Ln	1	\$1,240.00
45.19-1-1.35	Hudzik Michael J	21	Bernheimer Ln	1	\$1,240.00
45.19-1-1.36	Toll Land Vi Lp	13	Langeloth Dr	1	\$1,240.00
45.19-1-1.37	Toll Land Vi Lp	15	Langeloth Dr	1	\$1,240.00
45.19-1-1.38	Toll Land Vi Lp	17	Langeloth Dr	1	\$1,240.00
45.19-1-1.39	Toll Land Vi Lp	19	Langeloth Dr	1	\$1,240.00
45.19-1-1.40	Sylvain Alfred C/Michelle B	21	Langeloth Dr	1	\$1,240.00
45.19-1-1.41	Jacquemont Yann/Mary Elisa	23	Langeloth Dr	1	\$1,240.00
45.19-1-1.42	Dougherty Edward J & Anne M	25	Langeloth Dr	1	\$1,240.00
45.19-1-1.43	Cherian Lincy & Michael Hartman	27	Langeloth Dr	1	\$1,240.00
45.19-1-1.44	Tucei Brian & Kerry	24	Langeloth Dr	1	\$1,240.00
45.19-1-1.45	Van Slyke Alexandra K	22	Langeloth Dr	1	\$1,240.00
45.19-1-1.46	Feliciano Michelle/Israel Jr	20	Langeloth Dr	1	\$1,240.00
45.19-1-1.47	Toll Land Vi Lp	18	Langeloth Dr	1	\$1,240.00
45.19-1-1.48	Toll Land Vi Lp	16	Langeloth Dr	1	\$1,240.00
45.19-1-1.49	Toll Land Vi Lp	14	Langeloth Dr	1	\$1,240.00
45.19-1-1.50	Vrutsky Mykola	12	Langeloth Dr	1	\$1,240.00
45.19-1-1.51	Mintz Amanda	10	Langeloth Dr	1	\$1,240.00
45.19-1-1.52	Polonsky Leonard & Zito	8	Langeloth Dr	1	\$1,240.00
45.19-1-1.53	Alfarano Rosemarie C/Carl M	6	Langeloth Dr	1	\$1,240.00
45.19-1-1.54	Joannou Theresa	4	Langeloth Dr	1	\$1,240.00
45.19-1-1.55	Toll Land Vi Lp	2	Langeloth Dr	1	\$1,240.00
Phase III Totals				55.00	\$68,200.00



Town of Cortlandt
Draft Benefit Unit Assessment Role 2022
Dickerson Pond Sewer District

Phase IV

45.19-1-1.56	Vallabhajosula Shankar	1	Bonham Ln	1	\$1,240.00
45.19-1-1.57	Peterson Craig D & Sara M	3	Bonham Ln	1	\$1,240.00
45.19-1-1.58	Wagner Gary B	5	Bonham Ln	1	\$1,240.00
45.19-1-1.59	Schwartz Peter J & Mary T	7	Bonham Ln	1	\$1,240.00
45.19-1-1.60	Yang Yong & Hong Wu	9	Bonham Ln	1	\$1,240.00
45.19-1-1.61	Parida Debdutta & Ranjan Pritish	11	Bonham Ln	1	\$1,240.00
45.19-1-1.62	Toll Land Vi Lp	13	Bonham Ln	1	\$1,240.00
45.19-1-1.63	Toll Land Vi Lp	15	Bonham Ln	1	\$1,240.00
45.19-1-1.64	Toll Land Vi Lp	17	Bonham Ln	1	\$1,240.00
45.19-1-1.65	Riker William & Debra	19	Bonham Ln	1	\$1,240.00
45.19-1-1.66	Toll Land Vi Lp	21	Bonham Ln	1	\$1,240.00
45.19-1-1.67	Toll Land Vi Lp	23	Bonham Ln	1	\$1,240.00
45.19-1-1.68	Klein Sandra M Family Trust	25	Bonham Ln	1	\$1,240.00
45.19-1-1.69	Franks Sidney N & Bonnie J	27	Bonham Ln	1	\$1,240.00
45.19-1-1.70	Morganstein Edward & Adrien	29	Bonham Ln	1	\$1,240.00
45.19-1-1.71	Liso Nicholas & Benfante	31	Bonham Ln	1	\$1,240.00
45.19-1-1.72	Sander Leonard M & Ellen S	33	Bonham Ln	1	\$1,240.00
45.19-1-1.73	Rosenberg Robert J	35	Bonham Ln	1	\$1,240.00
45.19-1-1.74	Leffler Robert & Susan	37	Bonham Ln	1	\$1,240.00
45.19-1-1.75	Caterina Paul & Bonnie	39	Bonham Ln	1	\$1,240.00
45.19-1-1.76	Bencivenga Leonard & Kathleen	41	Bonham Ln	1	\$1,240.00
45.19-1-1.77	Rosenblatt Stewart & Mindy	43	Bonham Ln	1	\$1,240.00
45.19-1-1.78	Arditti Mark & Lin Zimbler	45	Bonham Ln	1	\$1,240.00
45.19-1-1.79	Schmidt Paul	47	Bonham Ln	1	\$1,240.00
45.19-1-1.80	Coffey Michael A & Sandra	9	Deforest Dr	1	\$1,240.00
45.19-1-1.81	Simpson Adam Edward	11	Deforest Dr	1	\$1,240.00
45.19-1-1.82	Gabovich Aleksandr & Ksenia Adamov	13	Deforest Dr	1	\$1,240.00
45.19-1-1.83	Smith Lester M & Phyllis A	15	Deforest Dr	1	\$1,240.00
45.19-1-1.84	Flanders Susan & Dickerson Michael	17	Deforest Dr	1	\$1,240.00
45.19-1-1.85	Hall Thomas & Pe Kessler	19	Deforest Dr	1	\$1,240.00
45.19-1-1.86	Khouri Living Trust	21	Deforest Dr	1	\$1,240.00
45.19-1-1.87	Schwartz Edwin I & Debra F	23	Deforest Dr	1	\$1,240.00
45.19-1-1.88	Demartino James L & Julie A	25	Deforest Dr	1	\$1,240.00
45.19-1-1.89	Rehring Andrew & Harkins	27	Deforest Dr	1	\$1,240.00
45.19-1-1.90	Schoenholt Helene	29	Deforest Dr	1	\$1,240.00
45.19-1-1.91	Peloso Jon D & Rosemarie	31	Deforest Dr	1	\$1,240.00
45.19-1-1.92	Burke William J Jr & Diana H	33	Deforest Dr	1	\$1,240.00
45.19-1-1.93	Greco Joseph & Marisol	35	Deforest Dr	1	\$1,240.00
45.19-1-1.94	Patel Milap & Makawana Deepa	37	Deforest Dr	1	\$1,240.00
45.19-1-1.95	Sherman Joan	39	Deforest Dr	1	\$1,240.00
45.19-1-1.96	Aisenbrey Stuart K/Beverly K	41	Deforest Dr	1	\$1,240.00
45.19-1-1.97	Curtin Thomas & Eileen	1	Hedges Ct	1	\$1,240.00
45.19-1-1.98	Talbot William & Patricia	3	Hedges Ct	1	\$1,240.00
45.19-1-1.99	Paulenoff Alan S/Cheryl G	5	Hedges Ct	1	\$1,240.00
45.19-1-1.100	Etienne Marcillat	7	Hedges Ct	1	\$1,240.00
45.19-1-1.101	Diggie Bruce & Patricia	9	Hedges Ct	1	\$1,240.00
45.19-1-1.102	Tendy Sheila	11	Hedges Ct	1	\$1,240.00
45.19-1-1.103	Blumen Michael & Susan	12	Hedges Ct	1	\$1,240.00
45.19-1-1.104	Halsall Thomas/Doreen Pagano	10	Hedges Ct	1	\$1,240.00
45.19-1-1.105	Pellegrino John J & Anita	8	Hedges Ct	1	\$1,240.00
45.19-1-1.106	Roux Pamela & Bonnet Virginie	6	Hedges Ct	1	\$1,240.00
45.19-1-1.107	Longo Paul Jr & Murtha Victoria	4	Hedges Ct	1	\$1,240.00
45.19-1-1.108	Lee Jisoo & Ahra	2	Hedges Ct	1	\$1,240.00
45.19-1-1.109	Kressner Michael & Debra	12	Binger Way	1	\$1,240.00
45.19-1-1.110	Zammit Victor J & Kathleen A	10	Binger Way	1	\$1,240.00
45.19-1-1.111	Crowe John F & Stephanie L	8	Binger Way	1	\$1,240.00
45.19-1-1.112	Cardellicchio Laurel A	6	Binger Way	1	\$1,240.00
45.19-1-1.113	Nease Krista J	4	Binger Way	1	\$1,240.00
45.19-1-1.114	Lena Robert & Carol	2	Binger Way	1	\$1,240.00
45.19-1-1.115	Wudali Rajeevalochan & Karl	7	Binger Way	1	\$1,240.00
45.19-1-1.116	Murphy Brian J Jr & Erika	5	Binger Way	1	\$1,240.00
45.19-1-1.117	Batten Ezekiel Sup Needs Trst	3	Binger Way	1	\$1,240.00
45.19-1-1.118	Cui Yanning & Yang Xiaomen	1	Binger Way	1	\$1,240.00
45.19-1-1.119	Joannou Mike & Alexandra R	32	Deforest Dr	1	\$1,240.00



Town of Cortlandt
Draft Benefit Unit Assessment Role 2022
Dickerson Pond Sewer District

45.19-1-1.120	Bernbach Linda	30	Deforest Dr	1	\$1,240.00
45.19-1-1.121	Hrivnak Daniel S	28	Deforest Dr	1	\$1,240.00
45.19-1-1.122	Burck Robert M & Barbara J	26	Deforest Dr	1	\$1,240.00
45.19-1-1.123	Toll Land Vi Lp	24	Deforest Dr	1	\$1,240.00
45.19-1-1.124	Toll Land Vi Lp	22	Deforest Dr	1	\$1,240.00
45.19-1-1.125	Toll Land Vi Lp	20	Deforest Dr	1	\$1,240.00
45.19-1-1.126	Toll Land Vi Lp	18	Deforest Dr	1	\$1,240.00
45.19-1-1.127	Toll Land Vi Lp	16	Deforest Dr	1	\$1,240.00
45.19-1-1.128	Toll Land Vi Lp	14	Deforest Dr	1	\$1,240.00
45.19-1-1.129	Chertoff Cori E & Richard E	12	Deforest Dr	1	\$1,240.00
45.19-1-1.130	Mastrocola Thomas & Lynn	10	Deforest Dr	1	\$1,240.00
45.19-1-1.131	Garcia Paul & Sriniva Meera	8	Deforest Dr	1	\$1,240.00
45.19-1-1.132	Hamroff Glenn	6	Deforest Dr	1	\$1,240.00
45.19-1-1.133	Gaine John P & Denise K	4	Deforest Dr	1	\$1,240.00
45.19-1-1.134	Elias Jason & Birgit K	2	Deforest Dr	1	\$1,240.00
45.19-1-1.135	Miller Robert & Maureen	1	Deforest Dr	1	\$1,240.00
45.19-1-1.136	Toll Land Vi Lp	3	Deforest Dr	1	\$1,240.00
45.19-1-1.137	Toll Land Vi Lp	5	Deforest Dr	1	\$1,240.00
45.19-1-1.138	Levitz Paul	7	Deforest Dr	1	\$1,240.00
45.19-1-1.139	Toll Land Vi Lp	18	Bonham Ln	1	\$1,240.00
45.19-1-1.140	Toll Land Vi Lp	16	Bonham Ln	1	\$1,240.00
45.19-1-1.141	Toll Land Vi Lp	14	Bonham Ln	1	\$1,240.00
45.19-1-1.142	Ryder Theodore Jr/Sandra M	12	Bonham Ln	1	\$1,240.00
45.19-1-1.143	Potenza Robert & Dominica	10	Bonham Ln	1	\$1,240.00
45.19-1-1.144	Nguyen Peter & Praggastis	8	Bonham Ln	1	\$1,240.00
45.19-1-1.145	Bernbach Eric & Susan L	6	Bonham Ln	1	\$1,240.00
45.19-1-1.146	Berman Stephen & Jill H	4	Bonham Ln	1	\$1,240.00
45.19-1-1.147	Bradley Karen	2	Bonham Ln	1	\$1,240.00
Phase IV Total				92	\$114,080.00
Common					
45.19-1-1.148	Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.149	Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.150	Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.151	Open Space Dickerson Pond Assoc Inc	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.152	Clubhouse Dickerson Pond Assoc Inc	1	Furnace Dock Rd	1	\$1,240.00
45.19-1-1.153	Detention Pond Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.154	Open Space Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.161	Open Space Dickerson Pond Assoc Inc	0	Furnace Dock Rd	0	\$0.00
District Totals				229.00	\$275,860.00

 **DRAFT**

RESOLUTION

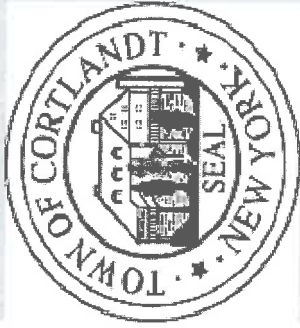
NUMBER _____

(RE: ADOPT THE CAPITAL IMPROVEMENT PROGRAM 2021-2025)

BE IT RESOLVED, that the Town Board of the Town of Cortlandt does hereby does hereby adopt the Capital Improvement Program covering the years 2021-2025.

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

**Adopted on December 14, 2021
At a Regular Meeting
Held at Town Hall**



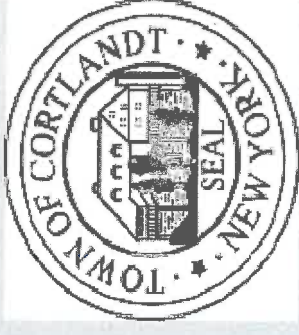
Capital Improvement Plan 2021 – 2025

December 3, 2021

**Prepared for: Linda D. Puglisi, Supervisor
& Members of the Town Board**



Prepared by: CIP Staff Committee
Stephen Ferreira, P.E., Director DES
Michael Preziosi, P.E., Director DOTS
Chris Kehoe, AICP, Dep. Director Planning
Rosemary Boyle Lasher, DOTS/DES



Preface

The Capital Improvement Program “CIP” is a long-range planning and budgeting tool used only for projects with costs greater than \$50,000. Certain projects are shown to be phased over multiple years thereby resulting in a project being shown to have a cost less than \$50,000 in a calendar year. The CIP is intended to be used as a guide to help the Town prioritize planning of capital projects and to identify funding sources. The Town applies annually to through the NYS Consolidated Funding Application program and other State and Federal sources to obtain grants to offset the cost of projects.

Costs outlined in this report should not be considered final unless noted as completed. When noted as such these costs are based on capital construction costs in the given year. Costs provided for future years are considered preliminary estimates. In no way should they be considered final. When a project is selected for advancement, it is typical for the Town Board to authorize the Department to “design” and then ultimately “bid” the project. Design estimates at the 30%, 60% and 90% stages are evaluated. Project costs are appropriated by the Town Board at the time of award.

A project listed in the CIP does should not be implied as committed for funding in the year it is shown or future years. Many factors are considered prior to authorizing design and construction of a project.

Future project costs are rounded.

In-house staff time is included when “design is noted”.

Finally the report concludes with a list of projects constructed by the State within the Cortlandt Community.



2021 Completed

November 23, 2021

2021 Completed

PROJECT NAME	TOWN DEPT.	MULTI - YEAR TOTAL PROJECT EXPENSE	YEAR TO DATE PROJECT EXPENDITURE	TOWNWIDE		CCWD		FUNDING SOURCES		HIGHWAY DEBT	OTHER
				DEBT	DEBT	DEBT	DEBT	SPECIAL DISTRICT	OPERATING BUDGET		
VEHICLES:											
Town Wide Vehicle Replacement Program	TOWN WIDE		\$812,770					\$628,415			\$184,355 (13)
RECREATION											
Charles J. Cook Snack bar	DOTS/REC		\$692,375					\$692,375			
Pickleball Court Croton Ave	DOTS/REC		\$39,500					\$39,500			
Basketball Court at Cook Pool	DOTS/REC		\$104,650					\$104,650			
CWP Rowing Building Construction	DOTS/REC		\$600,000					\$600,000			
Quarry Park Development (Site, Access Drive, Fields) Design	DOTS/REC		\$25,000								\$25,000 (9)
Wallace Pond/Westchester Lake Dam Design*	DOTS/REC		\$45,000					\$45,000			
HIGHWAY											
Paving (Annual Program)	DES/DOTS		\$1,886,500					\$900,000			\$986,500 (1) (16) (21)
Broadway Streetscape 8th to 11th - Design*	DOTS		\$79,500					\$79,500			
Westbrook Dr/ Kohls Right Turn Lane Construction PIN 839096	DOTS		\$672,000					\$134,400			\$537,600 (2)
Westbrook Dr/ Kohls Right Turn Lane Construction Administration	DOTS		\$220,000					\$220,000			
DRAINAGE											
Westchester Hazardous Mitigation Program Update	DES/DOTS		\$50,000								\$50,000 (17) (10)
Croton Park Colony Drainage	DES/DOTS		\$55,000					\$55,000			(10)
WATER											
Croton Ave/202 Transmission Line from Maple Row to CPC Design*	DOTS		\$25,000				\$25,000				(15)
SEWER											
Town Wide Sewer System Maintenance	DES		\$225,000					\$225,000			
Cortlandt Blvd East Expansion Area Design (Regina to Lexington)*	DOTS		\$30,000					\$30,000			
Furnace Woods Sewer Design & Bid*	DOTS	\$4,000,000	\$5,500					\$5,500			
Annsville Creek Sanitary Sewer & CCWD Ext Design*	DOTS	\$232,000	\$62,000					\$31,000			\$31,000 (5)
PLANNING											
Local Waterfront Revitalization (LWRP)*	DOTS/PLN	\$250,000	\$125,000								\$125,000 (14)
Indian Brook Watershed Study *	DOTS/PLN	\$50,000	\$10,000								\$10,000 (11)
BUILDINGS											
Paramedic Building Site Feasibility and Design (Old Toddville School)	DES		\$75,000					\$75,000			
Town Hall HVAC Construction West Wing*	DES		\$80,000					\$80,000			
TOTAL 2021		\$ 4,532,000	\$ 5,919,795	\$ -	\$ 25,000	\$ 446,500	\$ 3,498,840	\$ -	\$ 1,949,455		

* Continued in next year

- (1) NYS DOT - CHIPS
- (2) NYS DOT - 80%/20%
- (3) NYSEFC
- (4) Funding by Others
- (5) CDBG
- (6) Private Developer
- (7) East of Hudson Funds
- (8) Consolidated Funding (CFA)
- (9) NYS EDA Grant
- (10) In Kind/ In House
- (11) NYSEDC grant
- (12) Legislative Grants
- (13) Lease Financing
- (14) NYSDOS
- (15) CCWD
- (16) Con Ed Payment
- (17) Westchester County
- (18) Placeholder estimate
- (19) NYSERDA
- (20) Grant Applied for but not received yet
- (21) American Rescue Plan Act

2021 Completed

PROJECT NAME

2023 CIP

VEHICLES	TOWN DEPT.	MULTI-YEAR TOTAL PROJECT ESTIMATE	YEAR TO DATE PROJECT ESTIMATE	TOWNWIDE DEBT	CCWD DEBT	FUNDING SOURCES			HIGHWAY DEBT	OTHER
						SPECIAL DISTRICT	OPERATING BUDGET	DEBT		
Town Wide Vehicle Replacement Program	TOWN WIDE		\$800,000				\$600,000			\$200,000 (13)
RECREATION										
Lake Meadagh Water Quality* (Every 3 years)	DOTS/REC		\$50,000				\$50,000			
Quarry Park Development (Site, Access Drive, Fields) Construction	DOTS/REC	\$6,400,000	\$3,000,000				\$1,500,000			\$1,500,000 (8)
HIGHWAY										
Paving (Annual Program)	DES/DOTS		\$1,200,000				\$900,000			\$300,000 (1) (16)
Roundabout Enhancement Construction (Oregon Rd)	DES/DOTS	\$825,000	\$750,000				\$750,000			
Gallows Hill Road Re-Construction Design*	DOTS	\$1,200,000	\$120,000				\$120,000			
DRAINAGE										
Baker Street and Cardozza Ave Drainage	DES/DOTS		\$300,000				\$300,000			
Various Town Wide Drainage Projects	DES		\$300,000				\$300,000			
WATER										
Croton Park Road Watermain Replacement & Road Construction	DOTS/DES	\$1,170,000	\$320,000		\$320,000					(15)
Mohegan Colony 4" Water Main Replacement Design*	DOTS/DES	\$500,000	\$50,000			\$50,000				(15)
East of Hudson Phosphorous Reduction (watershed Walter Panas)*	DOTS/DES	\$650,000	\$325,000							\$325,000 (7)
Transite Pipe Replacement Oregon Road/Red Mill Construction	DOTS/DES		\$500,000		\$500,000					(15) (19)(10)
SEWER										
Town Wide Sewer System Maintenance	DES		\$325,000				\$325,000			
Cortlandt Blvd East Expansion Area Construction Year 1 *	DOTS	\$5,820,000	\$2,660,000				\$2,660,000			(18)
Montrose Business Association Sewer Design. *	DOTS	\$3,400,000	\$400,000				\$400,000			(18)
MOD Sewer Tamarack/Butterwood Design *	DOTS	\$4,600,000	\$920,000				\$920,000			(18)
Annsville Sewer Construction- Year 1 *	DOTS	\$15,000,000	\$5,000,000				\$5,000,000			(18)
Cortlandt Verplanck Quarry Sanitary Infrastructure Construction	DOTS	\$6,000,000	\$2,875,000				\$2,875,000			(18)
BRIDGES										
Battery Place Bridge, Craft Lane Bridge Demolition	DOTS		\$1,200,000				\$800,000			\$400,000 (12)
Bleakley House Demolition	DOTS		\$100,000				\$100,000			
PLANNING										
Improvements to Cortlandt Waterfront Park Construction (Applied for)*	DOTS/PLN	\$614,000	\$553,000				\$364,400			\$188,600 (6) (20)
Westchester Avenue Sidewalks 6th to Buchanan Design (Applied for)*	DOTS/PLN	\$750,000	\$75,000			\$0				\$75,000 (5) (20)
Westbrook Drive Sidewalks Design* (Applied for)*	DOTS/PLN	\$150,000	\$75,000							\$75,000 (20)
HR Discovery Center at CWP Design*	DOTS/PLN	\$14,000,000	\$1,400,000				\$1,400,000			(18)
Climate Smart Community Certifications*	DOTS/PLN		\$50,000				\$50,000			
BUJLDINGS										
Paramedic Building Construction (Memorial Drive)*	DOTS/BLDGS	\$8,500,000	\$8,250,000				\$8,000,000			\$250,000 (12)
TOTAL 2023		\$69,579,000	\$31,598,000	\$800,000	\$820,000	\$21,994,400	\$4,670,000	\$0	\$3,313,600	

* Continued in next year

- (1) NYS DOT - CHPS
- (2) NYS DOT - 80%/20%
- (3) NYSEFC
- (4) Funding by Others
- (5) CDBG
- (6) Private Developer
- (7) East of Hudson Funds
- (8) Consolidated Funding (CFA)
- (9) NYS EDA Grant
- (10) In Kind In House
- (11) NYSDEC grant
- (12) Legislative Grants
- (13) Lease Financing
- (14) NYS DOS
- (15) CCWD
- (16) Con Ed Payment
- (17) Westchester County
- (18) Placeholder estimate
- (19) NYSE RDA
- (20) Grant Applied for but not received yet
- (21) American Rescue Plan Act

2024

November 23, 2021

2024

PROJECT NAME

2024 CIP

VEHICLES	TOWN DEPT.	MULTI - YEAR TOTAL PROJECT ESTIMATE	YEAR TO DATE PROJECT ESTIMATE	TOWNWIDE				FUNDING SOURCES				OTHER	
				DEBT	DEBT	DEBT	DEBT	SPECIAL DISTRICT	OPERATING BUDGET	HIGHWAY DEBT			
Town Wide Vehicle Replacement Program	TOWN WIDE		\$800,000								\$600,000		\$200,000 (13)
RECREATION													
Wallace Pond/Westchester Lake Dam Construction	DOTS		\$6,000,000								\$6,000,000		
HIGHWAY													
Paving (Annual Program)	DES/DOTS	\$1,200,000	\$1,200,000								\$900,000		\$300,000 (1)
Gallows Hill Road Re-Construction	DOTS	\$1,200,000	\$1,080,000								\$1,080,000		
DRAINAGE													
Various Town Wide Drainage Projects	DES/DOTS		\$300,000								\$300,000		
WATER													
Mohegan Colony 4" Water Main Replacement Construction	DOTS/DES	\$500,000	\$450,000					\$450,000					\$15,000 (15),(18)
East of Hudson Phosphorous Reduction (watershed Walter Panas)	DOTS/DES	\$650,000	\$325,000										\$325,000 (7)
Town Wide Transite Pipe Replacement (Ongoing)*	DOTS/DES		\$500,000					\$500,000					
SEWER													
Town Wide Sewer System Maintenance	DES		\$325,000					\$325,000					
Cortlandt Blvd East Expansion Construction Year 2	DOTS	\$5,820,000	\$2,660,000					\$2,660,000					(18)
Montrose Business Association Sewer Construction Year 1	DOTS	\$3,400,000	\$1,500,000					\$1,125,000					\$375,000 (9), (18)
MOD Sewer /Tamarack/Buitonwood Construction Year 1 *	DOTS	\$4,600,000	\$1,840,000					\$1,840,000					(6), (18)
Amnsville Sewer Construction Year 2	DOTS	\$15,000,000	\$5,000,000					\$5,000,000					(18)
Cortlandt Verplanck Quarry Sanitary Infrastructure Construction	DOTS	\$6,000,000	\$2,875,000					\$2,875,000					(18)
PLANNING													
Westchester Avenue Sidewalks 6th to Buchanan Construction (Applied for)	DOTS/PLN	\$750,000	\$675,000					\$425,000					\$250,000 (5) (20)
6th Street Sidewalks from Broadway to the River Design (Applied for)*	DOTS/PLN		\$50,000							\$25,000			\$25,000 (5) (20)
Westbrook Drive Sidewalks Construction Year 1 (Applied for) *	DOTS/PLN	\$5,000,000	\$2,500,000										\$2,500,000 (2), (20) (18)
HR Discovery Center at CWP Construction Year 1 *	DOTS/PLN	\$14,000,000	\$6,300,000										\$6,300,000 (12) (18)
Climate Smart Community Certifications*	DOTS/PLN		\$50,000								\$50,000		
TOTAL 2024		\$56,920,000	\$34,430,000	\$0	\$0	\$0	\$0	\$15,200,000	\$8,955,000	\$0	\$0	\$10,275,000	

* Continued in next year

(1) NYS DOT - CHIPS (8) Consolidated Funding (CFA)

(2) NYS DOT - 80%/20% (9) NYS EDA Grant

(3) NYSEFC (10) In Kind/ In House

(4) Funding by Others (11) NYSEFC grant

(5) CDBG (12) Legislative Grants

(6) Private Developer (13) Lease Financing

(7) East of Hudson Funds (14) NYSDOS

(15) CCWD

(16) Con Ed Payment

(17) Westchester County

(18) Placeholder estimate

(19) NYSEEDA

(20) Grant Applied for but not received yet

(21) American Rescue Plan Act

2024

PROJECT NAME

2025 CIP

PROJECT NAME	TOWN DEPT.	MULTI-YEAR TOTAL PROJECT ESTIMATE	YEAR TO DATE PROJECT ESTIMATE	TOWNWIDE DEBT	CCWD DEBT	SPECIAL DISTRICT	FUNDING SOURCES			OTHER
							OPERATING BUDGET	DEBT	DEBT	
VEHICLES:										
Town Wide Vehicle Replacement Program	TOWN WIDE		\$800,000				\$600,000		\$200,000	(13)
HIGHWAY										
Paving (Annual Program)	DES/DOTS		\$1,200,000				\$900,000		\$300,000	(1)
DRAINAGE										
Various Town Wide Drainage Projects	DES/DOTS		\$300,000				\$300,000			
WATER										
Town Wide Transite Pipe Replacement (Ongoing)*	DOTS/DES		\$500,000			\$500,000				
SEWER										
Montrose Business Association Sewer Construction Year 2	DOTS	\$3,400,000	\$1,500,000			\$1,125,000			\$375,000	(3) (18)
Amnsville Sewer Construction Year 3	DOTS	\$15,000,000	\$5,000,000			\$5,000,000				(18)
MOD Sewer/Tamarack/Buttwood Construction Year 2	DOTS	\$4,600,000	\$1,840,000			\$1,840,000				(6) (18)
PLANNING										
6th Street Sidewalks Broadway to the River Construction* (Applied for)	DOTS/PLN		\$1,200,000				\$950,000		\$250,000	(5) (20)
Westbrook Drive Sidewalks Construction Year 2 (Applied for) *	DOTS/PLN	\$5,000,000	\$2,500,000						\$2,500,000	(2) (20)(18)
HR Discovery Center at CWP Construction 2nd year	DOTS/PLN	\$14,000,000	\$6,300,000						\$6,300,000	(12)(18)
Climate Smart Community Certifications*	DOTS/PLN		\$50,000				\$50,000			
BUILDINGS										
Rehab of Hanger #2 @ Cortlandt Waterfront Park	DES		\$80,000				\$80,000			
TOTAL 2025		\$42,000,000	\$21,270,000	\$0	\$0	\$8,465,000	\$2,880,000	\$0	\$9,925,000	

* Continued in next year

- (1) NYSBOT - CHIPS
- (2) NYSBOT - 80%/20%
- (3) NYSEFC
- (4) Funding by Others
- (5) CDBG
- (6) Private Developer
- (7) East of Hudson Funds
- (8) Consolidated Funding (CFA)
- (9) NYS EDA Grant
- (10) In Kind/ In House
- (11) NYSDEC grant
- (12) Legislative Grants
- (13) Lease Financing
- (14) NYSDOS
- (15) CCWD
- (16) Con Ed Payment
- (17) Westchester County
- (18) Placeholder estimate
- (19) NYSERDA
- (20) Grant Applied for but not received yet
- (21) American Rescue Plan Act

PROJECT NAME	TOWN DEPT.	MULTI - YEAR TOTAL PROJECT EXPENSE	YEAR TO DATE PROJECT ESTIMATE	TOWNWIDE					FUNDING SOURCES			
				DEBT	DEBT	DEBT	DEBT	DEBT	SPECIAL DISTRICT	OPERATING BUDGET	HIGHWAY DEBT	OTHER
HIGHWAY												
Route 9A Sidewalks from Roundtree from Dutch Street PIN 8813.18	DOTS		\$325,000									\$325,000 (1)
Cortlandt Boulevard Repaving & Pedestrian Improvement PIN 8815.47	DOTS		\$2,690,000									\$2,690,000 (1)
BRIDGES												
Pump House Road over Peekskill Hollowbrook BIN 3348430	NYSDOT/WC	\$3,970,000	\$820,000									\$820,000 (4)
Peekskill Hollow Road Bridge PIN 8757.48*	NYSDOT/WC	\$19,000,000	\$9,500,000									\$9,500,000 (2), (4)
CIP State and Federal Projects		\$22,970,000	\$13,335,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,335,000

- (1) NYSDOT - 100% CHIP, (8) Consolidated Funding (CFA)
- (2) NYSDOT - 80%/20%
- (3) NYSEFC
- (4) Funding by Others
- (5) CDBG
- (6) Private Developer
- (7) East of Hudson Funds
- (8) Consolidated Funding (CFA)
- (9) NYS EDA Grant
- (10) In Kind/ In House
- (11) NYSEDC grant
- (12) Legislative Grants
- (13) Lease Financing
- (14) NYSDOS
- (15) CCWD
- (16) Con Ed Payment
- (17) Westchester County
- (18) Placeholder estimate
- (19) NYSERDA
- (20) Grant Applied for but not received yet
- (21) American Rescue Plan Act

RESOLUTION

DRAFT

NUMBER _____

(RE: RECEIVE, FILE AND ACCEPT INDEPENDENT AUDIT OF THE TOWN OF CORTLANDT JUSTICE COURT AS REQUIRED BY LAW)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby Receive, File and Accept an independent audit by the firm EFPR Group, Certified Public Accountants with respect to the Town of Cortlandt Justice Court.

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

**Adopted on December 14, 2021
At a Regular Meeting
Held at Town Hall**

TOWN OF CORTLANDT, NEW YORK

Town Justice Court

Statement of Cash Receipts,
Cash Disbursements and Cash Balances

December 31, 2020

INDEPENDENT AUDITORS' REPORT

The Honorable Supervisor and Town Board
of the Town of Cortlandt
Cortlandt, New York

Report on the Financial Statements

We have audited the accompanying statement of cash receipts, cash disbursements and cash balances of the Town Justice Court of the Town of Cortlandt, New York, as of and for the year ended December 31, 2020, and the related note to financial statement.

Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of this financial statement in accordance with the basis of accounting described in note 1; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of this financial statement in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on this financial statement based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statement. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statement referred to above presents fairly, in all material respects, the cash receipts, cash disbursements and cash balances of the Town Justice Court of the Town of Cortlandt, New York, as of December 31, 2020 and for the year then ended, in accordance with the basis of accounting as described in note 1.

Basis of Accounting

We draw attention to note 1 to the financial statement, which describes the basis of accounting. The financial statement was prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Restriction on Use

This report is intended solely for the information and use of the Town Board, the Office of Court Administration and management and is not intended to be and should not be used by anyone other than these specified parties.

EFPR Group, CPAs, PLLC

Williamsville, New York
July 12, 2021

TOWN OF CORTLANDT, NEW YORK
Town Justice Court
Statement of Cash Receipts, Cash Disbursements and Cash Balances
Year Ended December 31, 2020

	Justice Fugaro-Norton Fine <u>Account</u>	Justice Ragazzo Fine <u>Account</u>	Joint Bail <u>Account</u>
Cash receipts:			
Bail	\$ -	-	13,003
Fines, fees and other	<u>160,144</u>	<u>178,169</u>	<u>-</u>
Total cash receipts	<u>160,144</u>	<u>178,169</u>	<u>13,003</u>
Cash disbursements:			
Remittances to Town of Cortlandt:			
Dispositions	180,728	190,010	-
Interest earnings	3	10	-
Remittances to other governments	-	-	3,113
Bail refund and bail applied to fines and forfeitures	<u>-</u>	<u>-</u>	<u>13,604</u>
Total cash disbursements	<u>180,731</u>	<u>190,020</u>	<u>16,717</u>
Deficiency of cash receipts over cash disbursements	(20,587)	(11,851)	(3,714)
Cash balances at beginning of year	<u>28,762</u>	<u>20,438</u>	<u>42,571</u>
Cash balances at end of year	<u>\$ 8,175</u>	<u>8,587</u>	<u>38,857</u>
Cash balances represented by:			
Amounts due to Town - December dispositions	8,175	8,587	-
Undisposed cases	<u>-</u>	<u>-</u>	<u>38,857</u>
Total cash balances - December 31, 2020	<u>\$ 8,175</u>	<u>8,587</u>	<u>38,857</u>

The accompanying note is an integral part of the financial statement.

TOWN OF CORTLANDT, NEW YORK

Town Justice Court

Note to Financial Statement

December 31 2020

(1) Summary of Significant Accounting Policies

(a) Basis of Accounting

This financial statement was prepared on the cash basis of accounting in conformity with the accounting principles prescribed in the New York State Handbook for Town and Village Justices, which is a comprehensive basis of accounting other than generally accepted accounting principles.

(b) Deposits and Risk Disclosures

Cash and Equivalents - Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and certificates of deposit with original maturities of less than three months.

The Town Justice Court's deposits and investment policies follow the Town of Cortlandt, New York's (the Town) policies. The Town's investment policies are governed by state statutes. The Town has adopted its own written investment policy which provides for the deposit of funds in FDIC insured commercial banks or trust companies located within the state. The Town is authorized to use demand deposit accounts, time deposit accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury, U.S. Agencies and obligations of New York State or its political divisions, and accordingly, the Town's policy provides for no credit risk on investments.

Collateral is required for demand deposit accounts, time deposit accounts and certificates of deposit at 105% of all deposits not covered by Federal deposit insurance. The Town has entered into custodial agreements with the various banks which hold their deposits. These agreements authorize the obligations that may be pledged as collateral. Such obligations include, among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. Governmental Accounting Standards Board Statement No. 40 directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Town's name. The Town's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2020.

The Town was invested only in the above mentioned obligations and, accordingly, was not exposed to any interest rate or credit risk.

 **DRAFT**

RESOLUTION

NUMBER _____

(AUTHORIZE AN AMENDED POLICE SERVICES CONTRACT WITH THE WESTCHESTER COUNTY POLICE FOR A COMMUNITY RESOURCE OFFICER)

WHEREAS, approximately two decades ago, the Town of Cortlandt removed its own municipal police force after securing contracts for police personnel from the State and Westchester County; and

WHEREAS, this has worked out extremely well for the Town's residents in that they are served by excellent police personnel without the cost of maintaining a municipal police force; and

WHEREAS, as part of this plan, the State Police have paid off the bond cost for the barracks located on Memorial Drive, and the Town now receives a nearly \$100,000 payment per year from the State Police for the use of the barracks; and

WHEREAS, the Town's residents already pay County taxes which fund the County police; and

WHEREAS, having the Westchester County Police patrol the area has led to impressive cost-savings, in that the Town could avail itself of the use of K-9 services and specialized equipment in emergencies, such as helicopters, without the Town being responsible for the entire costs of these services; and

WHEREAS, the Westchester County Police made an informative presentation at a Town Board Work Session, and the Supervisor and Town Board directed staff to work with the County on the formation of an amended contract; and

WHEREAS, the Town and Westchester County Police have corresponded since this initial meeting, and the County Police have answered all necessary questions and have agreed to specifically mark the vehicles used in Cortlandt as being part of the Cortlandt Precinct;

NOW, THEREFORE, BE IT RESOLVED that Comptroller's Office is authorized to pay \$252,000 for the 2022 fiscal year for an additional Community Resource Officer subject to the execution of an amended services contract with the County of Westchester.

BE IT FURTHER RESOLVED that the Comptroller is authorized to effectuate any necessary budget transfers.

BE IT FURTHER RESOLVED that the Town Supervisor is authorized to execute an amended contract with the County of Westchester for additional police services as authorized by this Resolution.

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

**Adopted December 14, 2021
At a Regular Meeting
Held at Town Hall**

RESOLUTION

DRAFT

NUMBER ____

(RE: APPOINT NATHAN PALMER AS A MEMBER, KAILEE FLEMING AND EMILY GRACE RUVOLO AS YOUTH MEMBERS, RE-APPOINT MICHAEL HUVANE, PAUL DIROMA, AND JENNIFER CORRADO AS MEMBERS, AND APPOINT MICHAEL HUVANE AND TINO MARTIN AS CHAIRMAN AND VICE-CHAIRMAN, RESPECTIVELY, OF THE PRC ADVISORY BOARD)

BE IT RESOLVED, that the Town Board of the Town of Cortlandt does hereby appoint Nathan Palmer as a Member of the PRC Advisory Board for a three-year term; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Cortlandt does hereby appoint Kailee Fleming and Emily Grace Ruvolo as a Youth Members of the PRC Advisory Board for a two-year term expiring June 30th, 2023; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Cortlandt does hereby re-appoint Michael Huvane, Paul DiRoma and Jennifer Corrado each as members of the PRC Advisory Board for a three-year term; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Cortlandt does hereby re-appoint Michael Huvane and Tino Martin as Chairman and Vice Chairman, respectively, for a two-year term.

Members:

TINO MARTIN, 11 Arlington Court, Montrose	to 12/31/2022*Vice Chairman
PETER RUVOLO, 29 Aberdeen Rd. Cortlandt	to 12/31/2022
MICHAEL HUVANE, 18 Dimond Ave., Cortlandt	to 12/31/2024*Chairman
PAUL J DIROMA, 1314 Washington St., Cortlandt	to 12/31/2024
PAMELA BUSH DENENBERG, 9 John Alexander Rd.	to 12/31/2022
DANIELA DECCA, 93 Mt. Airy Rd. Croton	to 12/31/2022
NATHAN PALMER, 6 Kings Ln., Montrose	to 12/31/2024
JEFFREY BOUDIN, 5 Lafayette St., Verplanck	to 12/31/2023
MICHAEL FLEMING, 24 Knollwood Rd, Cortlandt	to 12/31/2023
JENNIFER L CORRADO, 1 Amato Dr, Cortlandt	to 12/31/2024

Youth Members:

KAILEE FLEMING	6/30/2023 (student)
EMILY GRACE RUVOLO	6/30/2023 (student)

VACANT
VACANT

6/30/2020 (student)
6/30/2020 (student)

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

**Adopted on December 14, 2021
At a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

**(AUTHORIZE CONVEYANCE OF 0 CAROLYN DRIVE (SBL 22.8-1-21) TO
ADJOINING PROPERTY OWNER)**

WHEREAS, the residents of 27 Carolyn Drive had inquired about the availability of the above referenced Property; and

WHEREAS, the Town owns the Property pursuant to an in rem foreclosure action which occurred in 2015; and

WHEREAS, the Town offered the Property to the owners of 27 Carolyn Drive and 15 Carolyn Drive, and only the owners for 27 Carolyn Drive expressed interest in the Property; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Supervisor is authorized to execute a Quitclaim deed, as prepared by the Town Attorney's Office, conveying lot 22.8-1-21 to the Owners of 27 Carolyn Drive 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 December 14, 2021
At a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

**(CONFIRM DONATION TO THE TOWN OF PORTIONS OF SBL 56.17-1-14 AND
56.17-1-15 PURSUANT TO RESOLUTION NUMBER 46-21)**

WHEREAS, the owner of SBL 56.17-1-14 and SBL 56.17-1-15 offered to donate approximately 21.781 acres of land to the Town which is adjacent to other Town open space; and

WHEREAS, acceptance of this donation was approved at the Town Board's January 12, 2021 Meeting pursuant to Resolution number 46-21; and

WHEREAS, due to delays from the COVID-19 Pandemic, surveying was not completed until many months after this Resolution was approved; and

WHEREAS, prior to closing, the Town needs to properly apportion tax payment responsibilities to each respective party based on land acquisition apportionment amongst various parties; and

WHEREAS, the new proposed property lines cross over various tax lots; and

WHEREAS, the tax lots and tax liens need to be adjusted and apportioned;

NOW, THEREFORE, BE IT RESOLVED, that the Assessor or Tax Receiver be and hereby are authorized to adjust the tax lots and apportion the tax obligations and modify and cancel prior liens and bills; and

BE IT FURTHER RESOLVED, that the Receiver of Taxes shall be authorized to update its records in conformance with the settlement agreement.

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

**Adopted December 14, 2021
At a Regular Meeting
Held at Town Hall**

RESOLUTION

 **DRAFT**

NUMBER _____

(AUTHORIZE RELEASE OF MEADOWBROOK COMMONS BOND)

WHEREAS, Meadowbrook Commons, formerly known as Pondview Commons, has been fully built out with only minor finishing touches still remaining; and

WHEREAS, the Town's engineering consultant reviewed and recommended that the existing bond be reduced to \$10,000; and

WHEREAS, in lieu of reducing the bond, the owner of Meadowbrook Commons paid \$10,000 to the Town to hold in escrow in order to release the bond;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Cortlandt releases the existing bond for Meadowbrook Commons.

BE IT FURTHER RESOLVED that Town staff is authorized to execute any steps necessary to release the bond.

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

**Adopted December 14, 2021
At a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

(AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE AN 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;

NOW, THEREFORE, BE IT RESOLVED, that the Town Supervisor is authorized to execute the 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 December 14, 2021
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER _____

 **DRAFT**

**(AUTHORIZE A CONTRACT WITH ESI EMPLOYEE ASSISTANCE GROUP –
TOTAL CARE EAP FOR 2022)**

RESOLVED that the Town Board of the Town of Cortlandt does hereby authorize a contract with ESI Employee Assistance Group – Total Care EAP for a period beginning 01/01/2022 and ending 12/31/2022 in an amount not to exceed \$4,738.36.

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

**Adopted December 14, 2021
At a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

**(AUTHORIZE AN IMA WITH THIRTEEN MUNICIPALITIES FOR THE 2021
MUNICIPAL RECYCLING APP DEC GRANT)**

RESOLVED that the Town Board of the Town of Cortlandt does hereby authorize an IMA with 13 Westchester municipalities for the 2021 Municipal Recycling App DEC Grant.

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

**Adopted December 14, 2021
At a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

(RE: AWARD CONTRACT TO RAY PALMER ASSOCIATES, INC. FOR THE DESIGN AND INSTALLATION OF (3) MAIN DRAINS AT THE COOK POOL FACILITY.)

WHEREAS, upon inspection by the Department of Environmental Services and the Town Pool Recreation staff the (3) fiberglass main drain collection sumps in the deep end of the pool require immediate replacement; and,

WHEREAS, the sump drain replacements, due to their complexity, shall have to meet all code and permitting requirements as per Westchester County Department of Health and the Town Building Codes. This project will also require this firm to submit applications, design drawings, etc. to complete this work; and,

WHEREAS, the Director of Department of Environmental Services and the Recreation Division staff conducted field inspection with several contractors to review the work. One quote was received by an engineering firm, Ray Palmer Associates, Inc. to complete this work under their supervision solely by their firm.

NOW, THEREFORE, BE IT RESOLVED, that Ray Palmer Associates, Inc. form Dover NJ is authorized to proceed with this repair and replacement project at a not to exceed price of \$35,000 and,

BE IT FURTHER RESOLVED, that the Comptroller is authorized to amend the 2021 budget to fund the repairs, as appropriate.

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

**Adopted on December 14, 2021
at a Regular Meeting
Held at the Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

(ADVERTISE AND ACCEPT RESUMES FOR OPEN TOWN BOARD SEAT)

WHEREAS, Supervisor-Elect Becker will be vacating his Town Board seat so that he can be sworn in as the Town Supervisor; and

WHEREAS, this will create an opening on the Town Board in January 2022; and

WHEREAS, the Town Board intends to fill this seat after conducting interviews;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Cortlandt will advertise and accept resumes for the vacant Town Board position through January 14, 2022.

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

**Adopted December 14, 2021
At a Regular Meeting
Held at Town Hall**

RESOLUTION

DRAFT

NUMBER _____

**(RE: AUTHORIZE A LEAVE OF ABSENCE FOR AN EMPLOYEE IN THE
PURCHASING DEPARTMENT EFFECTIVE OCTOBER 25, 2021)**

RESOLVED, that the following employee is authorized a Leave of Absence:

Employee ID # 192100 – Effective October 25, 2021 – February 25, 2022

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

**Adopted on December 14, 2021
at a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

**(RE: AUTHORIZE AN INTERMITTENT LEAVE OF ABSENCE FOR AN EMPLOYEE
IN DES – PARKS EFFECTIVE NOVEMBER 7, 2021)**

RESOLVED, that the following employee is authorized a Leave of Absence:

Employee ID # 088285 – Effective November 7, 2021 – January 7, 2022

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

**Adopted on December 14, 2021
at a Regular Meeting
Held at Town Hall**

 **DRAFT**

RESOLUTION

NUMBER _____

**(RE: SCHEDULE A PUBLIC HEARING FOR JANUARY 11, 2022 TO CONSIDER
A LOCAL LAW WITH RESPECT TO REQUIREMENTS FOR SEWER
CONNECTIONS)**

RESOLVED, that the Town Board of the Town of Cortlandt, Westchester County, New York will conduct **PUBLIC HEARING** on the 11th day of January, 2021 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
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 14, 2020
At a Regular Meeting
Held via Zoom**

 **DRAFT**

RESOLUTION

NUMBER _____

(RE: SCHEDULE A PUBLIC HEARING FOR JANUARY 11, 2022 TO CONSIDER AGREEMENTS WITH VARIOUS FIRE DEPARTMENTS FOR FIRE PROTECTION SERVICES)

RESOLVED, that the Town Board of the Town of Cortlandt, Westchester County, New York will conduct **PUBLIC HEARING** on the 11th day of January, 2021 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
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 14, 2020
At a Regular Meeting
Held via Zoom**