

April 14, 2015

Town Board Meeting

A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on April 14, 2015 in the Vincent F. Nyberg Meeting Room of the Cortlandt Town Hall located at One Heady Street, Cortlandt Manor, NY (10567) with the following elected official and appointed staff in attendance:

<b>LINDA D. PUGLISI</b>	<b>Supervisor</b>
<b>FRANCIS X. FARRELL</b>	<b>Councilmember</b>
<b>DEBRA COSTELLO</b>	<b>Councilmember</b>
<b>RICHARD BECKER</b>	<b>Councilmember</b>
<b>SETH FREACH</b>	<b>Councilmember</b>

Also present:

<b>JO-ANN DYCKMAN</b>	<b>Town Clerk</b>
<b>EDWARD VERGANO</b>	<b>DOTS, Director</b>
<b>GLENN CESTARO</b>	<b>Comptroller</b>
<b>CLAUDIA VAHEY</b>	<b>Human Resources Coordinator</b>
<b>CHRISTINE B. COTHREN</b>	<b>Deputy Town Clerk</b>
<b>ROSEMARY B. LASHER</b>	<b>DOTS/Asst. to Director</b>
<b>JEFFREY COLEMAN</b>	<b>Director, DES</b>

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**MEETING CALLED TO ORDER**

Supervisor Puglisi called the meeting to order at 7:00 p.m.

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**PLEDGE TO THE FLAG**

Supervisor Puglisi led all in attendance in a Pledge to the Flag.

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**SUPERVISOR’S PROCLAMATIONS AND REPORTS**

**Supervisor Puglisi** said it was a very busy month and they all try to get to everything and take turns going to all the month’s events which are very important. The Town is hosting a Veteran’s Forum on Wednesday, May 6<sup>th</sup>, at Town Hall with a distinguished panel of Veteran advocates and public officials. The purpose is for Veterans to ask questions and for the panel to hear their comments. The **Supervisor** asked residents to attend.

On April 20<sup>th</sup> there will be a Narcan Training held to led by experts to illustrate a way to reverse heroin overdoses by a prescription nasal spray. This has saved lives and the Town is working with other municipalities, schools and the police departments to stop this crisis.

**Supervisor Puglisi** stated that the Spectra Algonquin pipeline fight continues. She asked that residents go to the Town’s website to view the recent press conference protesting FERC’s decision to support this unwanted extension of a natural gas line. The **Supervisor** commented that FERC made their decision prematurely and they want them to consider all of the objections.

**SUPERVISOR’S REPORTS, (cont.)**

On April 16<sup>th</sup> Hendrick Hudson School District and other districts will participate in Operation Safe Stop to make everyone aware to stop for school buses.

**Supervisor Puglisi** spoke of the month’s events: She stated they attended the Recreation Department’s Egg Hunt of about 200 children; the Earth Day Celebration is held April 25<sup>th</sup> at the Croton Gorge Dam, the 45<sup>th</sup> anniversary of Earth Day; Little League had their opening days which is fun with all the kids and volunteers that make it special; Girl’s Softball League will open up at the field at Town Hall; Youth Basketball Dinners were held and the **Supervisor** commented that they are very proud to be able to provide these programs for the families.

The **Supervisor** also noted that they attended the Hudson Valley Gateway Chamber of Commerce who had their annual experience at Colonial Terrace with all the local businesses. On May 17<sup>th</sup> the Lady of Mt. Carmel Society will be paying tribute to the armed forces with a picnic and tribute. There will be a Montrose Business Association Craft Fair on May 9<sup>th</sup> at the Hendrick Hudson High School from 9-4 p.m. and the Supervisor asked residents to support these businesses.

The next Master Plan public information meeting will take place at Town Hall on May 19<sup>th</sup>. This is the 2<sup>nd</sup> one and the committee has been meeting for over 1 ½ years with the staff and consultants. This is a way for residents to learn about important planning and policies for the Town.

**Supervisor Puglisi** stated they are so excited about the summer concert and movie series. This is a new outdoor program near the Hudson at the Town’s Waterfront Park in Verplanck. There will be four concerts and three movies starting on May 28<sup>th</sup> til August and vendors will be at the site.

The **Supervisor** announced that she and the Town Board are working on a plan to remove billboards in the community within the 10 year span, of which it has been now 7 years.

Residents should email the Highway Department regarding potholes. They will respond as soon as they can. The **Supervisor** thanked everyone for their patience and assured the residents that they will get to them.

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**ROLL CALL**

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

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**TOWN BOARD REPORTS**

**Councilmember Costello:** Spoke of the Stay-Awake-A-thon which will be held this year on May 2 by the Hendrick Hudson Leos. Councilmember Costello explained that the name came from the idea that “cancer never sleeps” and neither will they until they find the cure. She described the event of the telling of survivor stories and urged them to sign up to attend. There is also a memorial

**TOWN BOARD REPORTS, (cont.)**

for those who have lost loved ones and she urged residents to attend. The proceeds go to the Maria Fereri Children's Hospital and Happiness is Camping for kids with cancer.

Councilmember Costello also mentioned that she was excited to hear they met their capacity for the Narcan Training. There will be more classes scheduled. She also thanked all the coaches, sponsors and volunteers for the Little League and remarked at what a good activity it is for the kids.

Regarding the Cortlandt Crossing Project, Councilmember Costello stated that on the agenda is a resolution to reduce the size from 170,000 sq. ft. to 130,000 sq. ft. This is something that the community has spoken about and wanted some changes and this is why they urge residents to come to speak. She thanked the residents for coming out and making their voices heard.

Councilmember Costello also noted that in five years, the Stay-Awake a-Thon has earned over \$300,000.

**Councilmember Becker:** Explained Narcan for those unfamiliar, Narcan being a true antidote available. Councilmember Becker explained how Narcan works on heroin overdoses making the narcotic ineffective and the person immediately wakes up. In the last few years, police departments have used it in the field and now available as a nasal spray or inhalant. He stated that it literally can be life saving.

On the agenda is the trailer park which was the Martin Property. The residents had 10 years to vacate after his death and the Town has tried to make their transition easy down the road. This expires in July of 2016 and about 18 trailers have moved leaving about 26 remaining trailers. The Town Board tonight will approve hiring a housing action council to work with these residents to help them.

Councilmember Becker spoke of 2140 Albany Post Road which the Town has been trying to help the homeowner complete a renovation. The engineering department has said this house is now unsafe and they were given a month to formulate a plan. The Town has heard nothing from them so it has been agreed that it will be declared unsafe and the Town can demolish it within 20 days. Today for the first time an attorney asked for meeting and Councilmember Becker is requesting one more month be given but an adequate plan must be presented.

**Councilmember Freach:** It has been a busy month of many events and the opening of Little League. Councilmember Freach noted that the fields are in need of attention and the Town is always looking to improve for more field space.

He stated he is very happy to see the Narcan sessions happening in Cortlandt and it is a very positive direction for municipalities. Councilmember Freach instructed how to reach the Cortlandt Community Coalition and urged residents to attend the sessions. The more Narcan is disseminated throughout the community, the more resilient we will be to these overdoses.

**TOWN BOARD REPORTS, (cont.)**

Councilmember Freach concurred with Councilmember Becker regarding 2140 Albany Post Road to give an additional month for a plan to be presented. All concerns have to be weighed and he hopes a good resolution can be found.

**Councilmember Farrell:** Attended the opening days for Little League and Councilmember Farrell was asked to throw out the first pitch.

Councilmember Farrell stated that it is with reluctance that the Town has to take action though it might look as if the Town is burdening the owners of 2140 Albany Post Road with more trouble; however they have been imposing an eyesore and a dangerous situation on their community. The community now has to live with the owner's misjudgment. For the first time in this process they have retained an attorney and Councilmember Farrell stated that for that reason, he will be willing to give another month to try to resolve this equitably to all parties. The Town will take action next month if not dealt with promptly.

There are a few groups that have been working to come up with ideas to address an epidemic of hard drug use in our community. Councilmember Farrell said he has been told that Narcan is almost miraculous in its effect. This is one more tool and something we hope will be available to those who need it for a family member and he is happy to offer this program as one more tool to help people.

On the agenda tonight is a plan for the Verplanck Waterfront that has been developed over many years. There is property on the river and residents can go on line to see what the plan is for the long term.

There is a plan coming to fruition on Meahagh Park this summer. There will be a basketball court, a community garden, and the Cortlandt Rowing Association will be using this site. Councilmember Farrell urged residents to join this program to be a part of all it offers. He commented you don't have to be a super athlete to join and that there are men and women of all ages.

**Supervisor Puglisi** also commented that there is a strict legal criteria that they go through and they don't take it lightly and they have given the property owners sufficient time and opportunities to develop a plan. This is their last chance opportunity for the property owners. The Supervisor stated that there is another house on Furnace Dock Road as well where there also have been given many opportunities to the property owners and they will be giving a final report by May 1.

The **Supervisor** reminded that the month of May is Shop, Dine and do Business in Cortlandt. All information is on the Town's website.

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**APPROVAL OF THE MINUTES**

Councilmember Costello moved that the minutes of March 10, 2015 be approved as presented by Town Clerk Dyckman. Councilmember Becker seconded the motion.

All voted **AYE**

**PUBLIC HEARINGS**

**None**

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**DANGEROUS BUILDING PROCEEDINGS**

Councilmember Becker moved that the proceeding be adjourned until the May 12, 2015 Town Board meeting. Councilmember Freach seconded the motion

- 1. To Consider Evidence that 2140 Albany Post Road is an unsafe building

**Discussion:** Tom Wood, Town Attorney, stated that the property owners obtained counsel and because of the destruction of property would be a significant exercise of authority by the Town Board, it is recommended that the Town allows counsel to assist and resolve this matter.

**Supervisor Puglisi** commented that they have agreed to give another chance.

All voted **AYE**

**HEARING OF CITIZENS, (AGENDA ITEMS ONLY)**

**Katherine Stewart**  
**171 Lindsey Ave**  
**Buchanan**

Stated she is the President of the Cortlandt Community Volunteer Ambulance Corp. Ms. Stewart wanted to remind the Board of issues that have happened with the property at 2140 Albany Post Rd. that sits behind the Ambulance building. Many times they would work late at night in an unsafe manner and the workers didn't seem to be qualified. She asked what the future of the property would be.

Tom Wood responded that under the procedure if there is not satisfactory agreement, if dangerous, the Town Board would order the building demolished. If not demolished by the property owner within 10 days, the Town will hire a contractor to demolish the building, remove the debris, fill in the foundation and the cost will be added to the property's tax bill. If taxes are not paid within 2 years, it would go to a tax lien foreclosure.

**Supervisor Puglisi** reminded her that the property had been in foreclosure and then the Town was glad it was finally going to be refurbished by the owner. They will take action.

Councilmember Freach added that they had been asked for a building schedule or timeline for what was to occur. They want deadlines for the work promised and the work hours will be monitored.

Ms. Stewart said her biggest concern is safety.

Councilmember Becker suggested if her organization had interest in the property, they might want to approach the owners regarding the purchase of the property.

**HEARING OF CITIZENS, cont.**

Ms. Stewart also stated she was glad to see Narcan coming into the community as it is a big help and the ambulance corp. also offers training to the community for other things.

Councilmember Farrell also commented that the Rowing Club was offered training in CPR and for the defibrillator.

Councilmember Costello thanked the Ambulance Corp for donating First Aid Kits to the Little League this year.

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**BID REPORTS**

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**REPORTS**

Councilmember Feach moved that the following reports be received and ordered filed. Councilmember Farrell seconded the motion

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

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**OLD BUSINESS**

**Receive and File the Following:**

- 1. Letter from the Friends of the Old Croton Aqueduct requesting parking restriction be lifted for an event on May 2, 2015 with a rain date of May 3, 2015, and Authorize same.

**RESOLUTION NO. 96-15 RE: Authorization to permit parking along the West Side of Quaker Bridge Road on May 2, 2015 and May 3, 2015.**

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**NEW BUSINESS**

**Receive and File the Following:**

- 1. Letter from Richard Kwasnik with respect to an offer to sell a parcel adjacent to the Furnace Brook Headwaters Preserve; and refer to the Legal Department, DOTS and DES.
- 2. Policy from the Recreation Director with respect to the Youth Center; and refer same to the Legal Department.
- 3. Verplanck Waterfront Master Plan.

**Discussion:** Supervisor Puglisi stated that the Waterfront Master Plan will be put online for the residents.

All voted **AYE**

**RESOLUTIONS**

(All resolutions adopted at this meeting are to be found attached to the end of the original document.)

Councilmember Farrell moved that the following resolutions be adopted, seconded by Councilmember Costello

**RESOLUTION NO. 97-15 RE: Appoint two seasonal office assistants for the Recreation Department.**

**RESOLUTION NO. 98-15 RE: Appoint seasonals for the Department of Environmental Services.**

**RESOLUTION NO. 99-15 RE: Re-appoint Donald Lieberman as a member of the Board of Assessment Review.**

**RESOLUTION NO. 100-15 RE: Appoint Victoria Manes as a temporary Marriage Officer.**

**RESOLUTION NO. 101-15 RE: Authorize the payment of \$7,000 to Scenic Hudson, Inc. with respect to a boundary survey for the Hillpoint/Gateway Park property.**

**RESOLUTION NO. 102-15 RE: Authorize the Town Attorney to commence a preliminary proceeding for a rate review for sewer rates with respect to Sewer District #4.**

**The following was removed:**

**Authorize the Supervisor to sign the necessary application to the Department of Health with respect to a sewer connection at 141 Furnace Woods Road with conditions.**

**RESOLUTION NO. 103-15 RE: Resolution informing the Planning Board to grant a significant reduction to the size (from 170,000 square feet to 130,000 square feet) with respect to the Cortlandt Crossing project.**

**RESOLUTION NO. 104-15 RE: Resolution accepting a proposal from the Housing Action Council with respect to overseeing the Riverside Mobile Homes.**

**RESOLUTION NO. 105-15 RE: Authorize a contract extension with respect to the Food Concession at the Town pool.**

**RESOLUTION NO. 106-15 RE: Authorize the settlement of a Tax Certiorari with respect to JJB Properties LLC.**

**RESOLUTION NO. 107-15 RE: Authorize DOTS to Extend a professional service agreement with respect to topo work and the Gabriel Drive water main.**

**RESOLUTIONS, (cont.)**

**RESOLUTION NO. 108-15 RE: Authorize DOTS to Proceed with the Meahagh Park design plan and authorize a community garden.**

**RESOLUTION NO. 109-15 RE: Authorize DOTS to Prepare plans for phased improvements to Croton Park Road.**

**RESOLUTION NO. 110-15 RE: Authorize DOTS to Solicit RFP's for drainage work on Cardozza Avenue.**

**RESOLUTION NO. 111-15 RE: Authorize DOTS to prepare design plans and solicit RFP's for drainage work on Dickerson Road.**

**RESOLUTION NO. 112-15 RE: Authorize DOTS to solicit RFP's to replace a concrete slab at 2146 Albany Post Road in Montrose.**

**RESOLUTION NO. 113-15 RE: Authorize DOTS to solicit proposals for structural testing on the existing roof at the west end of Town Hall.**

**RESOLUTION NO. 114-15 RE: Authorize DOTS to solicit proposals with respect to painting the new bridge at Sprout Brook Park.**

**RESOLUTION NO. 115-15 RE: Authorize DOTS to enter into an agreement with respect to evaluating micro grids in the Town (funded with grant monies).**

**Discussion:** Supervisor Puglisi stated that the developer of Cortlandt Crossing presented the plans but the community came out with questions and now the developer has agreed to reduce the scope of the project by 40,000 sq. ft. This will be better for the adjacent homeowners and the Town is very pleased.

The **Supervisor** also thanked a volunteer for the Community garden, Carol Branca. She has many other volunteers ready to go and the Supervisor commented that it will be an exciting project for the community.

Councilmember Farrell and the **Supervisor** concurred that the appointment of the Marriage Officer is a one day appointment to perform the marriage of a relative.

All Voted **AYE**

Councilmember Costello moved that the following resolutions be adopted, seconded by Councilmember Becker.

**RESOLUTION NO. 116-15 RE: Authorize DES to request bids for a vehicle for the senior nutrition program.**

**RESOLUTION NO. 117-15 RE: Authorize DES to install a Well for 167 Roa Hook Road.**

**RESOLUTIONS, (cont.)**

**RESOLUTION NO. 118-15 RE: Authorize DES to execute a contract for supplemental street sweeping services.**

**RESOLUTION NO. 119-15 RE: Authorize DES to declare cabinetry donated by Toll Brothers surplus and donate same to Habitat for Humanity.**

**RESOLUTION NO. 120-15 RE: Schedule a Public Hearing for May 12, 2015 to consider a Local Law to participate in the Best Value Contract Law.**

**Discussion:** None

All Voted **AYE**

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**ADDITIONS TO THE AGENDA**

Councilmember Becker moved that the following be received and filed and the following resolutions be adopted. Councilmember Feach seconded the motion.

**Receive and File:**

- 1. Email with respect to speeding on Sprout Brook Road; and refer to DES

**RESOLUTIONS:**

**RESOLUTION NO. 121-15 RE: Appoint 2015 summer seasonals for Recreation.**

**RESOLUTION NO. 122-15 RE: Authorize a Leave of Absence for an employee of DES.**

**RESOLUTION NO. 123-15 RE: Authorize the Supervisor to certify the tax freeze efficiency plan and execute all necessary documents.**

**RESOLUTION NO. 124-15 RE: Amend the V&T Code with respect to No Parking on 6<sup>th</sup> Street from 7:00 am to 7:00 pm except for special events.**

**RESOLUTION NO. 125-15 RE: Schedule a Public Hearing for May 12, 2015 to consider a Moratorium with respect to Section 307-52 of the Zoning Law as well as the definition of Country Club; and refer same to the Westchester County Planning as required.**

**Discussion:** Councilmember Farrell asked for clarification the No Parking on 6<sup>th</sup> Street, that it is not the entire length of 6<sup>th</sup> Street. Jeff Coleman explained where specifically this was intended.

All Voted **AYE**

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April 14, 2015

Town Board Meeting

**BUDGET TRANSFERS**  
**NONE**

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**REPORTS FROM VARIOUS DEPARTMENTS**

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**REPORTS FROM STANDING & SPECIAL COMMITTEES**

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**SECOND HEARING OF CITIZENS**

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**ADJOURNMENT**

The meeting was adjourned at 7:54 p.m. on a motion by Councilmember Farrell, seconded by Councilmember Costello.

All voted **AYE**

Respectfully submitted,

**JO-ANN DYCKMAN**  
**Town Clerk**