

February 9, 2016

Town Board Meeting

A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on February 9, 2016 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>CHRISTINE B. COTHREN</b>	<b>Deputy Town Clerk</b>
<b>PATRICIA ROBCKE</b>	<b>Comptroller</b>
<b>ROSEMARY B. LASHER</b>	<b>DOTS/Asst. to Director</b>
<b>JEFFREY COLEMAN</b>	<b>Director, DES</b>
<b>MICHAEL PREZIOSI</b>	<b>Director, DOTS</b>
<b>EDWARD VERGANO</b>	<b>Senior Civil Engineer</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** spoke of the January 22<sup>nd</sup> snowfall and gave special thanks to all of the Town crews, the highway employees, water crews, and sanitation. They did a terrific job and were out all night. The **Supervisor** also thanked Department Head Jeff Coleman.

The **Supervisor** announced that they are going to invite all of the scouts who become Eagle Scouts to join the Town meeting and will begin with Lawrence Chiulli, 3<sup>rd</sup>. He recently received his Eagle Scout and the **Supervisor** asked him to join her at the podium. **Supervisor Puglisi** commented that she knows the amount of work and involvement that goes into scouting and that they are extremely proud of him. She read a proclamation to Lawrence for his work at Grace Lutheran Church in Yorktown Heights. The **Supervisor** thanked and congratulated him and wished him continued success.

Lawrence explained about his project which originally he planned to do the sign for the church yet it became a project of soundproofing a room at the church. He used soundproofing panels and other ways of soundproofing the room. Lawrence commented it was a very rewarding experience and he was happy to do it. He stated that he left the scouts at one time but came back to it.

**Supervisor Puglisi** announced there will be another new feature at the Town Board meetings. They are going to feature various boards, councils and committees and departments in the Town government. Beginning with the Zoning Board of Appeals, the **Supervisor** introduced one special member of the zoning board they will pay tribute to. She introduced Charlie Heady, a member of the Zoning Board of Appeals for 38 years. Mr. Heady was presented with a plaque on behalf of the board members and the **Supervisor**.

Mr. Heady spoke and remembered the many people he's been acquainted with at the Town and how the Zoning Board members are all friends. He thanked the **Supervisor** and all the members of the Board.

**SUPERVISOR’S REPORTS, (cont.)**

Councilmember Becker stated that Charlie Heady has a “heart of gold” and he is very special. He commented that this zoning board is a terrific board that has been assembled together and there is never an issue that they will all agree on, never an issue that they will not fight for, but in the end they will always agree to disagree and come together and that is why they have been together so long. When Councilmember Becker joined the board, they took their time to teach him all about zoning. He spoke of all the members on the Board and congratulated Charlie Heady.

**Supervisor Puglisi** read and then handed out the proclamations to all the members of the Zoning Board; David Douglas, Wai Man Chin, Ray Reber, John Mattis, Adrian Hunt, and James Samarco.

David Douglas, Chairman of the ZBA congratulated Charlie Heady and explained the function of the ZBA and how they do their best to be fair to the community. He stated that Charlie Heady has been an inspiration to him.

**Supervisor Puglisi** stated that there was an Eagle Fest last weekend at the Cortlandt Waterfront Park in Verplanck. It was a big success with several eagles viewed and over 200 people attending the event.

The Cortlandt Youth and Recreation Center held an open house on January 30<sup>th</sup> and 31<sup>st</sup> to get new youths to see the facility and to meet the Director, Catherine Scalafini and staff. **Supervisor Puglisi** urged residents to visit the facility.

The **Supervisor** commented on President’s Day where we pay tribute to George Washington and Abraham Lincoln. She asked all the parents and grandparents to please be sure to talk about them on this day and explain their significance to the children.

**Supervisor Puglisi** stated that our hearts and prayers go out to the family in the community who lost their home to a fire. Thankfully no one was injured, but the house was destroyed by a fire started in the garage. The Supervisor said residents can contribute to the family and to call her office.

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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:** Also congratulated Charlie Heady for doing a wonderful job and being such a good friend to the community. She also congratulated Lawrence Chiulli as well commenting she has seen him grow up over the last 15 years and how proud everyone is of him.

Councilmember Costello thanked the volunteer firefighters who helped with the recent fire and noted how you don’t know how much you need them until the time comes that you do. She urged anyone to join them as they are always looking for help.

She wished everyone a Happy Valentine’s Day and President’s Day.

**Councilmember Becker:** Commented that it was a former home of his that the fire occurred in and the memories he had there. It was a devastating fire and the family is now homeless but hopefully will rebuild. Councilmember Becker indicated the website for residents to go to in order to help the family.

Councilmember Becker also congratulated Charlie Heady.

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

**Councilmember Freach:** Stated that there is still a discussion regarding the new zoning map and that is one reason why it is removed from the agenda tonight having to do with sustainability and energy efficiency. One of the first things Councilmember Freach stated he wanted to do when joining the Town Board was come up with a group to look at solar initiatives and other energy efficiencies. There are many good plans and real forward thinking sustainability initiatives in the Master Plan and he is pleased that they are working well with the developer on integrating some of those into the plan. This takes just a little bit more discussion but they are moving in the right direction.

Councilmember Freach also commented that the residents, the Garcia family, used to live near him and how shocking it is to think about how this happened to them. He urged residents to go to the website to help fund the family. He thanked the volunteer fire department for responding so well.

**Councilmember Farrell:** Also spoke of the response of the fire department and thanked them for how well they responded to the call.

Councilmember Farrell stated that one project that the Town has been working on in partnership with the New York Power Authority is the installation of LED streetlights. Two manufacturers that were selected for analysis are Phillips Lumec and American Lighting and their products were installed at a couple of different locations so the Town can get a sense of what kind of light they put out under different conditions. They are 150 watt fixtures that will be replaced with 70 watt fixtures and they last longer. Based on the analysis, Phillips fixtures were selected. They will be installed and will greatly reduce the usage of energy and this project will be completely funded through the annual electrical savings and financed through the New York Power Authority. Councilmember Farrell thanked the operating departments for doing that.

Councilmember Farrell represented the Supervisor and Town Board at an Eagle Scout ceremony for Troop 45. He spoke of two scouts who received their eagle scout award for their community service work and Councilmember Farrell commented that as important as the troop masters and parents is, part of the scout project is to work with someone in the community to help organize the project. Councilmember Farrell also recognized a Cortlandt employee, Fred Pardee, who works in the Parks Department, who worked with one of the scouts who did his project in Cortlandt and helping him achieve his goal for Eagle Scout.

Councilmember Farrell also mentioned that there's a lot of indoor training that takes place for the Cortlandt Rowing Association and he reported that the new director at the Youth Center, Katherine Sclafani, will be having an indoor ERG race and rowing machines at the center on March 5<sup>th</sup> for the kids there and they can learn about the sport of rowing from the rowing members. He urged residents to visit the Youth Center and see all that is offered there with its dedicated staff.

**Supervisor Puglisi** requested to Councilmember Farrell that he invite the Eagle Scouts to come to a Town Board meeting.

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**APPROVAL OF THE MINUTES**

Councilmember Costello moved that the regular minutes of January 15, 2016 be approved as presented by Town Clerk Dyckman. Councilmember Becker seconded the motion.

All voted **AYE**

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**PUBLIC HEARINGS**

**RE: Public Hearing to consider a Local Law establishing a Moratorium on Certain Uses under the Zoning Ordinance.**

(A complete transcript of this Public Hearing is on file in the Office of the Town Clerk.)

**PUBLIC HEARING, (cont.)**

The Town Clerk read the Notice of Hearing and presented its Affidavit of Publication from the official Town newspaper.

**Supervisor Puglisi** called the hearing to order at 7:41 p.m.

**Supervisor Puglisi** asked Tom Wood, Town Attorney, will to explain.

**Tom Wood** explained that back in 2013 this Town Board appointed a special committee to review and to establish a new Master Plan for the Town. A Master Plan is an overall vision of the Town how the community sees itself at one particular point in time and then projects into the future as to how they envision the community should be developed and grow and changes to be made in. The work of the Master Plan Committee has been continuing and approximately 3 months ago they handed off the documents to the Town Board and this Town Board, next month, will conduct a public hearing on the Master Plan which is entitled "Envision Cortlandt". Public comments will be had. Once and if adopted, that becomes the basis upon which we would then work on changing the actual zoning ordinance and the zoning ordinance is the law that guides how all of us use our properties within the Town. What happens is there comes a point in time when the Master Plan process is getting near an end, where you start to see certain uses that are happening that may not fit into the vision of the new Master Plan or maybe in a different place than what the new Master Plan envisions. He stated that this is a very common occurrence and the Town considered last summer to enact a moratorium. Moratorium is a temporary "time out" of any application that might be pending or any plan that might be ready to be proposed to the Town with respect to a particular use which the new Master Plan might envision differently.

Tom Wood continued that as a Master Plan is developed, certain ideas that are developed within the Master Plan jump to the forth front to become a little more prominent in the viewpoint of the community. In this particular Master Plan, there were several of those, one being the medical orientated district which would be for medical uses in the area around the hospital and that corridor that would perhaps relate to themselves and each other and interface with it. Also a transportation overlay district in the vicinity of the Cortlandt Train Station. The Town Board will consider the Master Plan in March and last September they did enact a moratorium which would expire June 30<sup>th</sup> of this year. That moratorium did stop an application pending before the Planning Board and the property owner involved in that application requested that the Board exempt it from the moratorium. That request was previously denied and we have been served with an article 78 proceeding, which is a person's right to challenge any enactment of the Town, any decision of the Town. The Article 78 proceeding is divided, as I was saying, into two parts. This of course is my view, my opinion of it. One part of it is what we call procedural issues and there is a debate between the Town and the property owner as to what provision of law with respect to who should have notified. Should it have been just adjoining Towns or should have included adjoining counties, Rockland County since it's on the other side of the Hudson River, Orange County on the other side of Bear Mt. Bridge? And then the other part of the Article 78 is the fundamental legal question, was this application too far along to be stopped? Was there a right to have it? Those are issues that will be flushed out by the Board. What Council has recommended to the Town Board is that on the procedural aspect, rather that spend a lot of money and time fighting it, that we do a little bit of a "do over". And agree that we will notify a much broader base of folks of Planning Boards, communities, etc. He stated that it is where they are tonight, that they notified over 20 different entities of the Public Hearing and the only one who responded was the Westchester County Planning Board. This is a redo of the September public hearing. Tom Wood stated that hopefully everyone will come to a conclusion that the procedural issues are diminished or cut back. What we have done tonight is all of the correspondence and all of the record that was before the Town Board in September has been placed into this file for this evening and will be a full part of the record. They received correspondence from the property owner's counsel over the last few weeks. Last September an application had been made by the property owner to apply for a variance because there is a procedure in the moratorium that says if someone believes their property shouldn't be encumbered by the moratorium, they can appeal to the Town Board. This evening the Town Board is accepting that appeal again and will make a determination in the decision tonight that will not only consider readopting the moratorium with an expiration date June 30<sup>th</sup>, but also

**PUBLIC HEARING, (cont.)**

denying the request for a variance. It's procedural issue to keep everything on track in a timely manner

**Bob Davis, Attorney for Hudson Ridge Wellness Center**

Stated that he is here again tonight to state his client's objection to the reenactment of September's moratorium in so far as it does continue to prohibit our client's application from proceeding. He is requesting a variance from that prohibition. Mr. Davis asked that the Town give some consideration with greater credence to the substantive deficiencies and substantive issues which were raised in previous submissions and which they believe still apply tonight.

Mr. Davis stated that the procedural deficiencies in the prior enactment are reflective of the haste, and lack of careful consideration with which the moratorium was enacted to forestall his client's application, that the moratorium was intended to meet the needs of certain members of the neighborhood group without considering the other 40,000 residents of the Town. He asked that the Board members might take a little more balanced well informed view of this matter which would be more consistent with their legal parameters governing moratorium laws which are not to be evoked each time someone doesn't like something in the Town. Mr. Davis said that this seems to be the reason moratoria comes up in the Town and it's incredible that there have been 27 moratorium laws passed in the last 20 years in Cortlandt. There have been a number of false claims that disregarded the Town's rule of practices in this matter and that any misunderstanding about his client's application is not the fault of the client, At least 10 months before their formal application, to demonstrate good faith and a desire for a cooperative working relationship with the Town, the client initiated a detailed discussion with the Town about its proposal. They had a two hour meeting with Town staff where they outlined their proposal.

Mr. Davis continued saying that there has never been any attempt on their part to hide what they wished to do either from the Town or from the public. Throughout the past year his client has openly had talks with various interest and local organizations, including DARE and the Cortlandt and Croton Coalitions. With respect to the immediate neighborhood, his client's extensive efforts to secure the property with a gated entrance, to add substantial fencing and landscape screening, and to perform a rather Herculean clean up in refurbishing and beautifying the property, which had become a dangerous blight on the neighborhood. He stated that it is public record that this property was used as a rehab hospital and for other institutional uses from the 1920's into the 1980's owned by various corporate entities. It was given a special permit for a hospital and use by court order in 1989 and the Town's current Master Plan and open space plan reflect the institutional use of the property and the goal of maintaining its existing open space in connection with that use. Mr. Davis stated that it was evident that this property was going to be used at some point for its historical institutional purpose.

In regard to the neighborhood itself, his client thought it was important first to meet informally with the Town's professional staff to address any concerns and issues before public submission. They then assumed that given their very substantial submission to the Planning Board, they would start their public dialogue by making sure that everyone knew what they were proposing. However, they were confronted by a group before that initial meeting and were essentially told that the Town would fight them before even knowing what they were really doing. He said that the stage was not set by the Town for a meaningful dialogue with the neighbors

Mr. Davis proceeded to explain what this project was about and how there is nothing in the minutes of the Master Plan Committee over two years leading up to his client's application or in the draft Master Plan including the MOD concept which indicates that the hospital use of his client's property dating back to the 1920's should suddenly be prohibited. Conversely, the designated MOD area is not suitable for this type of use which is typically located in a much more serene and private setting. The hospital would be modeled from facilities such as the Betty Ford Clinic or Silver Hill in Connecticut adding that there is no other such hospital in Westchester, and given the well publicized epidemic of substance use disorder, there can certainly be no denying the need for one.

**PUBLIC HEARING, (cont.)**

This will be a high end hospital for people referred by medical professionals; most will probably attend through corporate sponsored programs. Importantly, there will be no clients from the penal system, for who are government assisted. This is a private pay hospital although his client is willing to make accommodations for Cortlandt residents. It's also important to note that all of the patients will either have undergone detox before admission or won't need it. They'll be pre-tested to make sure they are currently not on drug or alcohol usage and there'll be no substances on sight. There will be extensive professional pre-screening and background checks. There'll be no one with any serious psychiatric history or violent or criminal background and there'll be 24 hour professional security on the site and a well recognized national firm in this area would manage the hospital. Mr. Davis stated that this is a wellness center intended to provide a very peaceful, quiet setting for recovery. There'll be no disturbance or danger to the neighborhood and the patients clearly wouldn't want to draw attention to themselves if they're there voluntarily to get well.

He added that this is also a very environmentally friendly use of this site. Only the existing buildings will be used, there'll be no new construction whatsoever. Accordingly there'll be no impact on any sensitive environmental features, including any trees or wetlands, and the substantial existing open space which is about 75% of that site will remain as is. An affiliate of his client also purchased the adjoining 20 acres site which will not be built upon either but will be used as a natural offer for the hospital and our client is going to consider a restriction on that site to prohibit development so long as the hospital is in existence. There will be no significant traffic impact. The patients will not drive or have vehicles. Visitation will be limited to only one weekend per month per patient. Traffic will consist generally only of the staff and not peak hours; unlike a general hospital use there'll be no emergency room or other traffic generated uses and they are still willing to explore further ways to limit traffic including the shuttling of employees from offsite. There's already sufficient private water supply on site and the septic system onsite has been looked at by the Health Department so there's no use of public infrastructure. He stated that it is an important point the property will remain on the Town's tax rolls and the taxes on the property will increase from about \$56,000 a year which is about what they are today, by over ½ a million dollars annually and that is without generating a single school child and little use of Town services.

Mr. Davis summarized that they really thought this was the best use of this site and that the Town would see that. The proposed use will have much less impact on the environment and the neighborhood than other permitted uses, not only a full scale subdivision but also the types of educational and religious uses which have certainly expressed a serious interest through our client in this site. So, Mr. Davis said, this is a very well thought out proposal. It's not going to have a significant impact on the neighborhood, it will benefit the Town as a whole and it really warrants thoughtful public discussion, not a moratorium. They think that the extreme and unwarranted negative reaction to date has only engendered litigation, two litigations actually, and an unnecessary expense and risk to the Town's taxpayers and that they've consistently invited the Town to talk with them, and are doing so again tonight and hope the Town will commence that process tonight by removing the moratorium against this application which is the only application affected, by use by granting a variance from that moratorium.

Mr. Davis thanked them for their consideration.

**Supervisor Puglisi** thanked Mr. Davis for his comments

No one else spoke.

A motion to Close the Public Hearing at 8:00 p.m., Adopt a Negative Declaration and Adopt a Local Law was made by Councilmember Freach and seconded by Councilmember Becker

All voted **AYE**

**RESOLUTION NO. 58-16 RE: Adopt a Negative Resolution with respect to a Local Law to establish a Moratorium on Certain Uses under the Zoning Ordinance.**

**RESOLUTION NO. 59-16 RE: Resolution addressing a request for a variance with respect to Local Law #1-16.**

**Local Law # 1-16: Adopt a Local Law to establish a Moratorium on Certain Uses under the Zoning Ordinance.**

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**DANGEROUS BUILDING HEARING**

- 1. **Hearing to consider evidence that 2 Lafayette Street in Verplanck is an unsafe building.**

**Discussion:** Tom Wood, Town Attorney stated this was a proceeding under Chapter 132 of the Town Building Code and explained that this is a building at 2 Lafayette Street in Verplanck has been severely damaged by fire. The property owner is deceased and the bank has walked away from it and has been deemed by the Town engineer to be in danger of collapse and must be demolished. They notified those involved and have not received any other correspondence.

**Michael Preziosi**, Town Engineer, stated that they went to the site which is not salvageable and is in the best interest to the neighborhood to have it be demolished.

Tom Wood commented that any expense the Town incurs is liened back against the property.

Councilmember Freach moved that the following order be adopted, seconded by Councilmember Farrell

All voted **AYE**

**RESOLUTION NO. 60-16 RE: Adopt an Order to Demolish 2 Lafayette Street, Verplanck.**

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

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**BID REPORTS**

**None**

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**REPORTS**

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

Annual 2015 report from the Planning Board, Purchasing Department and the Town Clerk.

For the month of January, 2016 from the Office for the Aging, Purchasing Department, Receiver of Taxes and the Town Clerk.

**OLD BUSINESS**

**Receive and File the Following:**

- 1. Quarterly Report from Westchester County with respect to the Sprout Brook Ashpit.
- 2. Letter from the Supervisor on behalf of the Town stating concerns to the FCC and NYS PSC with respect to the proposed acquisition of Cablevision by Altice.
- 3. Memo from DOTS with respect to 215 Sprout Brook Road; and authorize the Receiver of Taxes to place a tax lien against the property.

**RESOLUTION NO. 61-16 RE: Authorize the Receiver of Taxes to place a tax lien against 215 Sprout Brook Road.**

- 4. Memo from the Town Attorney with respect to a proposed Local Law regarding solar energy systems; and refer to the Planning Board, the ZBA and DOTS staff for review and comment.

**NEW BUSINESS**

**Receive and File the Following:**

**none**

All voted **AYE**

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**RESOLUTIONS**

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

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

The following resolution was removed:

**Appoint a seasonal laborer for DES**

**RESOLUTION NO.62-16 RE: Appoint Amanda Bayley as a member of the CAC to fill a vacancy.**

**RESOLUTION NO.63-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Cable TV Advisory Board.**

**RESOLUTION NO.64-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Electrical Board.**

**RESOLUTION NO.65-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Plumbing Board.**

**RESOLUTION NO.66-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Fire Advisory Board.**

**RESOLUTION NO.67-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Historic Hudson River Towns Representative.**

**RESOLUTION NO.68-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Hudson Highlands Gateway Task Force Representative.**

**RESOLUTION NO.69-16 RE: Appoint Committees, Councils and Boards for 2016 and their Chairperson for the Continental Village Park District Advisory Committee.**

**RESOLUTION NO.70-16 RE: Resolution in recognition of Charles Heady as a member of the Zoning Board of Appeals for 38 years.**

Authorize the following with respect to the Department of Technical Services:

**RESOLUTION NO.71-16 RE: Authorize an Agreement with Lothrop Associates LLP with respect to design services at the Charles Cook Pool.**

**RESOLUTION NO.72-16 RE: Solicit Bids and purchase materials with respect to spray features at Charles Cook Pool.**

**RESOLUTION NO.73-16 RE: Solicit bids with respect to a water main interconnection to NWJWW along Rt. 202/Compound Road.**

**RESOLUTIONS, (cont.)**

**Discussion:** Supervisor Puglisi commented that Charlie Heady has his own resolution. David Douglas had also recommended Ms. Bayley for the position.

On the water spray park, Supervisor Puglisi noted that this is one of her “pet” projects, talking about it for many years. This will be on one section of the more shallow area of the Town pool and will be a lot of fun for the kids.

All voted **AYE**

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

Authorize the following with respect to the Department of Environmental Services:

**RESOLUTION NO.74-16 RE: Adopt the East of Hudson (EOH) watershed corporation maintenance and operation agreement.**

**RESOLUTION NO.75-16 RE: Authorize emergency repairs of the Rick Lane pump station.**

The following resolution was removed:

**Resolution to seek Lead Agency with respect to re-zoning a parcel located at 2226 Crompond Road.**

**RESOLUTION NO.76-16 RE: Authorize a contract with Summit Security Services, Inc. with respect to Town Hall and evening meetings.**

**RESOLUTION NO.77-16 RE: Authorize the Town Attorney to develop plans with respect to establishing limits and setbacks from schools, churches and residential properties with respect to future smoke and vape businesses within the town.**

**Discussion:** Tom Wood discussed that they will be drafting that certain businesses have certain distances from schools and other institutions and will be submitted back to the Town Board. Supervisor Puglisi stated that this is something that has popped up in the community in recent months and she and the Town Board asked Tom to explore this for them so that in the future they won't be in close proximity to a school or a neighborhood.

Councilmember Becker also noted that they are authorizing security for public meetings so to protect various boards as well as the public. Supervisor Puglisi added that Peter McMillan chairs the security committee and he has gotten proposals and has interviewed them. This will cover all the different boards during their meetings.

All voted **AYE**

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

**RESOLUTION NO.78-16 RE: Adopt an Order to Establish the Furnace Woods Sewer District.**

**RESOLUTION NO.79-16 RE: Authorize the transfer of a Quit Claim deed for a portion of Old Locust Avenue to Orser Mountain, Inc.; subject to permissive referendum**

**RESOLUTION NO.80-16 RE: Declare the Town Board Lead Agent under SEQRA for the 2016 Sustainable Comprehensive Plan; and Schedule a Public Hearing for March 15, 2016 to consider the adoption of same.**

The following resolution was removed:

**Adopt the Findings Statement and Approve a Zoning Map Amendment with respect to the Cortlandt Crossing Project**

**RESOLUTIONS, (cont.)**

**RESOLUTION NO.81-16 RE: Authorize funding for additional police services from Westchester County for traffic control along Kings Ferry Road, Sprout Brook Road, Montrose Station Road and Trolley Road in Montrose:**

**RESOLUTION NO.82-16 RE: Schedule a Public Hearing for March 15, 2016 to consider the Adoption of a Bond Resolution for up to \$4 million dollars for Town water projects in the Cortlandt Consolidated Water District.**

**Discussion:** The **Supervisor** asked the Town Clerk to include Broadway in Verplanck for Resolution No. 81-16. She thanked all the volunteer members of the Master Plan Committee.

All Voted **AYE**

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**ADDITIONS TO THE AGENDA**

Councilmember Farrell moved that the following resolutions be adopted. Councilmember Costello seconded the motion.

**RESOLUTIONS**

**RESOLUTION NO.83-16 RE: Appoint Katherine Scalfani to the title Youth Advocate per Civil Service procedure.**

**RESOLUTION NO.84-16 RE: Appoint Allison Cutignola to the title Purchasing Clerk.**

**RESOLUTION NO.85-16 RE: Authorize a salary increase for part-time Nor-West employees; and two (2) current full time employees.**

**RESOLUTION NO.86-16 RE: Approve a modification to the contract for the construction of the Sprout Brook Multipurpose Field Wetlands Mitigation.**

**RESOLUTION NO.87-16 RE: Schedule a Public Hearing for March 15, 2016 to consider borrowing \$1.2 million dollars as the Water District and the Montrose Water Improvement District share the cost of a replace and enlarged water tank at the Northern Westchester Joint Water Works (NWJWW)**

**RESOLUTION NO.88-16 RE: Authorize amending the temporary service pool.**

**Discussion:** The **Supervisor** stated that both Katherine Scalfani and Allison Cutignola are current employees and these are pro forma civil service items.

All voted **AYE**

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**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**

**Dan Richmond**  
**Zarin and Steinmetz Law Office**

On behalf of the Yeshiva, he extended their appreciation for the Town Board's work and effort into their project.

**Supervisor Puglisi** commented that this will benefit the whole community also.

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**ADJOURNMENT**

The meeting was adjourned at 8:15 p.m. on motion of Councilmember Becker and Councilmember Freach

All voted **AYE**

Respectfully submitted,

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