

**TOWN BOARD MEETING
TOWN HALL, MAHOPAC, N.Y.**

A Regular Meeting of the Town Board of the Town of Carmel was called to order by Supervisor Kenneth Schmitt on the 7th day of September 2016 at 7:14 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, New York. Members of the Town Board present by roll call were: Councilman Schneider, Councilman Lupinacci, Councilwoman McDonough, Councilman Lombardi and Supervisor Schmitt.

The Pledge of Allegiance to the Flag was observed prior to the start of official business. A moment of silence was held to honor those serving in the United States Armed Forces.

MINUTES OF TOWN BOARD MEETING HELD ON 8/10/16 - ACCEPT AS SUBMITTED BY THE TOWN CLERK

On motion by Councilman Lombardi, seconded by Councilman Lupinacci, with all members of the Town Board present and voting "aye", the minutes of the Town Board meeting held on August 10th 2016 were accepted as submitted by the Town Clerk.

PUBLIC HEARING HELD - FORMATION OF THE SUNRISE PLACE ROAD IMPROVEMENT DISTRICT - HELD OPEN

Supervisor Schmitt asked the Town Clerk to read the following Notice of Public Hearing as published in the Town's official newspapers:

I, Ann Spofford, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was unanimously adopted by the Town Board of said Town at a duly called and held meeting on the 27th day of July, 2016; and of the whole thereof:

**ORDER SCHEDULING
PUBLIC HEARING ON
THE FORMATION OF THE
SUNRISE PLACE ROAD
IMPROVEMENT DISTRICT**

WHEREAS, pursuant to Town Law Section 200, the owners of real estate constituting a majority of the frontage fronting or abutting upon either side of the roads set forth herein, private roads in the Town of Carmel which are used for access to the premises of said owners, have petitioned the Town Board of the Town of Carmel to improve said streets by construction and paving of such private roads and other necessary improvements; and

WHEREAS the Town Engineer has prepared a report which calls for the improvements to be made to Sunrise Place, currently a private road within the Town of Carmel; and

WHEREAS the improvements contemplated and considered to the referenced private road shall be: widening of said road to twenty (20) foot width; 8" (eight inches) of Item 4 depth installed; and total asphaltic concrete top depth including top course to be 8" (eight inches); installation of asphalt swale, minor drainage improvements; installation of an asphalt hammerhead 38 (thirty eight) feet by 20 (twenty) feet; and the installation of associated striping, signage and landscaping; and

WHEREAS the maximum amount proposed to be spent for said improvements is approximately FIFTY THOUSAND AND NO/HUNDREDTHS (\$50,000.00) DOLLARS; and

WHEREAS the area benefited as stated in the petition consists of the following parcels identified by Tax Map Number and the description of said parcels is as follows:

SECTION 74.8 BLOCK 1 LOT 19

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam, and State of New York shown and designated as Lot No. 2 on a certain map entitled "Sunrise Valley Subdivision" dated July 2, 1985, final revision September 6, 1985 and filed in the Putnam County Clerk's Office on April 10, 1986 as Map No. 2128, being more particularly bounded and de-

scribed as follows:

BEGINNING at a point on the easterly side of Agor Lane where the same is intersected by the division line between Lot 2 on the aforesaid map and lands now or formerly of Flanigan;

RUNNING THENCE along the said last mentioned division line South 66 degrees 00 minutes 00 seconds East 378.41 feet to the division line between Lots 2 and 4 on the said filed map;

THENCE along the said last mentioned division line South 23 degrees 48 minutes 15 seconds West 81.92 feet to the division line between Lots 2 and 3 as shown on the aforementioned filed map;

THENCE along the said last mentioned division line South 27 degrees 56 minutes 07 seconds West 203.92 feet to the division line between Lot 2 as shown on the said filed Map No. 2128 and lands now or formerly Secor Association;

THENCE along said last mentioned division line North 61 degrees 01 minutes 00 seconds West 390.04 feet to the easterly side of Agor Lane;

THENCE along the easterly side of Agor Lane North 29 degrees 25 minutes 33 seconds East 252.19 feet to the point or place of BEGINNING;

SECTION 74.8 BLOCK 1 LOT 18

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam, State of New York, designated as Lot No. 1 as shown on a certain map entitled "Sunrise Valley Subdivision Town of Carmel Putnam County, N.Y." made by John J. Wynne, dated July 02, 1985 and filed in the Office of the Putnam County Clerk on April 03, 1986 as Map No. 2128.

Said lot being more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Agor Lane, where the same is intersected by the division line of the herein described Parcel, and lands now or formerly of Acton;

THENCE along said lands on a course of South 79 degrees 16 minutes East for a distance of 381.77 feet to lands now or formerly of Hynes;

THENCE along said lands, on a course of South 23 degrees 40 minutes 16 seconds West for a distance of 179.47 feet to lands now or formerly of Mancini;

THENCE along said lands on a course of South 24 degrees 23 minutes 11 seconds West for a distance of 115.13 feet to lands now or formerly of Bleeker;

THENCE along said lands on

7 SEPTEMBER 2016
TOWN BOARD MEETING

(Cont.)

a course of North 66 degrees 00 minutes West for a distance of 378.41 feet to the southeasterly side of Agor Lane;

THENCE along the same on a course of North 29 degrees 25 minutes 33 seconds East for a distance of 144.83 feet, and on a course of North 17 degrees 33 minutes East for a distance of 63.33 feet to the point and place of BEGINNING.

SECTION 75.5 BLOCK 1 LOT 4

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam, State of New York, designated as Lot No. 3 on a map entitled "Sunrise Valley Subdivision" dated July 2, 1985, filed in the Office of the Putnam County Clerk, Division of Land Records, as Map No. 2128.

The premises shall be improved by a one family residence only, being not less than 2800 square feet of living space, and the plan hereof must be approved by James B. Flanigan or Rosemary Flanigan, c/o Stockfield & Fixler, Esqs., 76 Brewster Avenue, Carmel, New York, which said consent shall not be unreasonably withheld.

The premises herein is not subject to a Credit Line Mortgage.

"The premises herein being a portion of the same premises conveyed to the grantors herein by deed dated January 10, 1985 and recorded January 14, 1985 in Liber 836 of Deeds at Page 53 in the Putnam County Clerk's Office, Division of Land Records";

SECTION 75.5 BLOCK 1 LOT 3

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam, State of New York, designated as Lot No. 4 on a certain map entitled "Sunrise Valley Subdivision" dated July 2, 1985, final revision September 6, 1985 and filed in the Putnam County Clerk's Office on April 10, 1986 as Map No. 2128.

The premises shall be improved by a one family residence only, being not less than 2800 square feet of living space, and the plan hereof must be approved by James B. Flanigan or Rosemary Flanigan, c/o Stockfield & Fixler, Esqs., 76 Brewster Avenue, Carmel, New York, which said consent shall not be unreasonably withheld.

The premises herein is not subject to a Credit Line Mortgage.

WHEREAS the expense of said improvements, pursuant to Town Law Section 202(2) shall be borne by local assessment upon the aforementioned lots and parcels of land especially benefitted by the improvements

and the Town Board will establish a Road Improvement District to allocate the cost of said improvements among the benefitted properties; and

WHEREAS, subsequent to said improvements, it is proposed to accept said roads for dedication to the Town by the property owners;

IT IS HEREBY ORDERED that a Public Hearing be held on the 7th day of September, 2016 at 7:00 PM at the Carmel Town Hall, 60 McAlpin Avenue, Mahopac, New York on the Petition For Formation Of Street Improvement District Pursuant to Town Highway Law Section 200 in regard to Sunrise Place Road Improvement District; and

BE IT FURTHER ORDERED that the Town Clerk shall cause a certified copy of this order to be published at least once in the official newspapers of the Town, the first publication to be not less than ten nor more than twenty days before the date of

the aforementioned hearing, and shall cause a copy of this order to be posted on the sign board of the town maintained pursuant to Section 30 subdivision six of the Town Law of the State of New York, and

BE IT FURTHER ORDERED that the Town Engineer shall cause a copy of this order to be posted in at least five public places along the private roads referenced herein not less than ten nor more than twenty days before the date of the aforementioned hearing.

At said Public Hearing, all interested persons shall be heard on the subject thereof. The Town Board will make every effort to assure that the Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

By Order of the Town Board of the Town of Carmel
Ann Spofford, Town Clerk

With no one objecting to the public notice as read, Supervisor Schmitt opened the Public Hearing for public comment at 7:18 p.m. Eleven (11) people were in attendance.

Laurie Stoeckmann, 2 Sunrise Place, landowner of lot #2 identified on the Sunrise Place Improvement Plan District Boundary Map, stated that her property fronts the entire roadway and that she will be adversely impacted by the establishment of the road improvement district. Ms. Stoeckmann stated that she purchased her home on a private road and had no intention on being on a public road. She stated that she failed to see a public need for the creation of the district other than for commercial gain. Ms. Stoeckmann stated that she was not provided with enough notice or information in connection with the matter. She stated that after reviewing the plans for the district, she is opposed to the change.

Wendy Ruocco, 122 Agor Lane, landowner of lot #1 on the map, commented that when she signed the petition in connection with the road improvement district, she was under the impression that there would be further research with regard to the matter. Ms. Ruocco went on to inquire if she would retain ownership of the portion of her property where the asphalt hammerhead is proposed should the district be formed.

Gregory Folchetti, Legal Counsel stated that she would not. He explained that if the improvements are undertaken, at the conclusion of the process the road would be offered for dedication to the Town. All of the improvements would be part of the dedicated property.

**7 SEPTEMBER 2016
TOWN BOARD MEETING**

(Cont.)

Mr. Folchetti detailed the steps for establishing the road improvement district. He concluded that this Public Hearing is the first stage of the process. If the Town Board chooses to do so, they may leave the Public Hearing open for further inquiry into the design of the road and ultimately where the improvements lay.

Ms. Ruocco asked if the hammerhead becomes part of the road.

Mr. Folchetti stated that it would. He added that properties that are improved by frontage on Town roads are generally thought to be of greater value.

Ms. Ruocco commented that she could possibly lose more of her property if in the future the Town decided that the hammerhead was too small and chose to enlarge it to perhaps accommodate school busses.

Mr. Folchetti stated that once it is a public road, it could conceptually happen.

Ms. Ruocco asked if any trees will be removed.

Michael Simone, Highway Superintendent indicated that there would be trees removed for the construction of the hammerhead.

Ms. Ruocco stated that she was told by the Town Engineer that no trees would be cut down.

Richard Franzetti, Town Engineer stated that the design drawing does not show any of the trees on it so he could not answer the question.

Ms. Ruocco stated that there is an issue with the placement of the hammerhead on the map because there is a telephone pole in its proposed location.

Supervisor Schmitt asked if there is currently a hammerhead or a cul-de-sac on the road.

Ms. Ruocco replied no, and that the road ends at the Mancini driveway.

Supervisor Schmitt asked to clarify that what is being proposed is a cul-de-sac, hammerhead or turnaround.

Ms. Ruocco stated that it was explained to her that it would not be used as a turnaround. It would be used as a place to push snow onto.

Councilman Lombardi confirmed for the record with Ms. Stoeckmann and Ms. Ruocco that they both signed the petition which was received by the Town Supervisor's Office on April 23, 2013. He pointed out that the establishment of the road improvement district was not of the Town's initiative.

Ms. Ruocco asked how the Town would benefit by taking over the road.

Councilman Schneider stated that other than allowing the Highway Department the ability to clear the road and permit better access for first responders, there would be no real benefit.

Ms. Ruocco asked how much her taxes would increase if the road improvement district is established.

Mary Ann Maxwell indicated that all establishment costs are included in the Sunrise Place Road Improvement District Map, Plan and Report.

Councilman Schneider added that the annual cost per property owner would be based upon the not yet finalized assessing function.

**7 SEPTEMBER 2016
TOWN BOARD MEETING**

(Cont.)

Joyce McClay, 24 Sunrise Place, inquired about the possibility of paying the associated costs out of pocket rather than utilizing bond financing.

Ms. Ruocco asked how much her taxes would increase for the construction of the road improvements.

Mary Ann Maxwell, Town Comptroller explained that it would depend on whether the four properties included in the road improvement district would be paying the costs 25% each or 40%, 40%, 10%, 10%.

Ms. Ruocco asked if the costs were allowed to be paid up front, going forward would her taxes increase.

Mr. Franzetti indicated that there will be no additional taxes after the bond is paid off.

Ms. Ruocco emphasized that at that point she would be on a Town maintained road.

Councilman Lupinacci stated that she is paying taxes for the roads to be maintained right now and that this minimal addition would not cause an increase. He added that the purpose of the bond is to construct the road. However, if the property owners decide that they would prefer to pay the amount upfront, it would be a onetime fee and their taxes would not increase.

Glenn Droese, Town Assessor clarified that he believed Ms. Ruocco's question to be whether or not the assessment on her house or market value of her property will increase with the establishment of the district.

Councilman Schneider offered that usually the same house located on a public road would be worth more than if it was located on a private road.

Mr. Droese concurred that if the Town is maintaining the road, the market value of the property could be slightly more.

Ms. Ruocco commented that then the taxes would be more.

Mr. Droese stated that it was an unknown or very minimal increase.

Ms. Ruocco stated that her well is located fairly close to the road, above where the swales are to be installed. She asked if someone will be visiting her property to look at it before digging.

Mr. Franzetti said that there is a road there now and that the Town is not planning on expanding it. Nothing is really changing.

Ms. Ruocco replied to Mr. Franzetti that she was told by him that he would go out to look at it.

Mr. Franzetti stated that he did not believe that her well would be impacted. However, agreed to look at it.

Ms. Ruocco asked if there was another design illustration that included the existing road overlaid with the new design so that they could see what is actually changing.

Mr. Franzetti stated that he could ask the consulting engineer if he could develop one. However, except for the construction of swales at the bottom end to capture the road runoff, it is not changing from what is drawn now.

Supervisor Schmitt asked of the four property owners in the proposed district, who are currently paying towards the maintenance of the road.

**7 SEPTEMBER 2016
TOWN BOARD MEETING**

(Cont.)

Ms. Ruocco stated that for as long as she has lived there, it has been paid for by the Mancini family and the McClay family.

Supervisor Schmitt pointed out that if the road improvement district is formed, there will be a new road constructed that will require very little maintenance and that the tax increase for the cost of the bond may be less than what is being paid now to maintain the road.

Councilwoman McDonough summarized all of Ms. Ruocco's previously mentioned concerns.

Councilman Lombardi asked Mr. Folchetti how many parcels abut the road and how many of them would be eligible to bind themselves to the road improvement district.

Mr. Folchetti stated that three of the parcels would abut the improved road. He explained however, that the law is based on frontage and that right now the two owners with an overwhelming majority of the frontage indicate that they are not in favor of establishing the proposed district.

Joyce McClay, landowner of lot #3 on the map stated that her property is located at the bottom of the road, and in order to access Agor Lane, she must go 400 feet. Ms. McClay stated that she was advised by the Town a few years ago that the only way to get the process started was for the submission of a petition signed by all of the neighbors. She stated that the concern of her neighbors with objections seems to be that if the district was created, the road would become a major public thoroughfare. Ms. McClay asked if the Town Engineer or the Highway Superintendent would explain to them that it would be the same road that they have, repaved with proper drainage. The Town would then be responsible for sanding and plowing the road. She stated that she was told that the hammerhead would not be a turnaround. It would simply be a place for a plow to push snow into and pull back out of.

Mr. Franzetti commented that Ms. McClay's explanation was the exact intention for the roadway. He stated that the petition was made by the homeowners to see if taking the existing private road and making it a public road was a viable option so that the Highway Department can maintain it. The hammerhead was meant to be for storage of snow and for Highway Department vehicles to turn around without having to enter into a private driveway.

Councilman Lombardi asked if the road needs to be widened.

Mr. Franzetti replied that the road is currently a little over 18 feet and will be widened to a total of 20 feet to include drainage. The 20 feet includes the swale.

Councilwoman McDonough noted that from the appearance of the map, the hammerhead did not seem wide enough for a school bus to turn around.

Ms. McClay pointed out that the footage on the Sunrise Place Road Improvement District boundary map is incorrect because it did not include the hammerhead.

Mr. Franzetti stated that she was correct and it was subsequently corrected.

Ms. McClay asked if there were objections by one or two of her neighbors, would the decision lie with the homeowners with the majority of the footage.

Mr. Folchetti stated that in terms of the formation of the district, the Town Board could form it on its own, subject to permissive referendum. However, it was not a matter of course for the Town Board to establish a district this way.

(Cont.)

**7 SEPTEMBER 2016
TOWN BOARD MEETING**

Ms. McClay stated that if an agreement is reached, the McClay and the Mancini families have offered to pay the shares of the two property owners with the most frontages. She asked if it can be paid out of pocket and not bonded into their taxes.

Mr. Folchetti questioned why they would not improve the road to Town standards and then turn it over to the Town and not go through the road improvement district process. He explained that the establishment of the road improvement district is an extra step which allows the property owners on a proposed road the ability to finance the improvements over a period of time. Mr. Folchetti pointed out that the financing can be accelerated over a shorter duration.

Ms. Maxwell stated that one or five year financing would be an option if the property owners so choose. She noted that normally she would not consider a \$50,000.00 bond. However, it was presented because there are only four property owners in the proposed district for the cost to be divided by.

Mr. Folchetti explained that there is no mechanism to form the district and not assess the cost of the formation of the district over all of the parcels within the boundaries.

Councilman Lombardi asked if property owners are willing to finance the improvements, is it necessary to form a road improvement district.

Mr. Folchetti stated that the offer of dedication of a private road to the Town can come at any point. He stated that he can provide the property owners with the information with regard to the process. The Highway Superintendent and the Town Engineer would be required to sign off on the improvements and then it can become a Town road by the Town Board's adoption of a resolution.

Ms. McClay commented that she felt that that the establishment of a road improvement district was the easiest and fairest option.

Councilman Lombardi inquired why the property owners would not hire a contractor to pave over the private road and maintain it themselves.

Ms. McClay stated that they are trying to avoid that and that they were told that this would be a simple process which would result in the maintenance of the road by the Town.

Councilman Schneider recommended that the neighbors discuss the matter and advise the Town Board of their decision.

Councilman Lupinacci pointed out with regard to school busses, that the road is too short for them to enter. A quarter of a mile or more is required.

Gary McClay, also landowner of lot #3 on the map, clarified that the hammerhead is not a turnaround. The Highway Department truck will push snow into it, then back up on to the road. The hammerhead will not be large enough for the truck to actually turn around in. Mr. McClay added that the hammerhead will go in front of the telephone pole.

Councilwoman McDonough suggested that the Highway Superintendent and/or Town Engineer meet with the owners at the location to continue the conversation and address their concerns.

Supervisor Schmitt stated that the Public Hearing will remain open. He recommended that the homeowners meet to attempt to come to an agreement and advised them to contact Legal Counsel when they are ready to discuss the matter again with the Town Board in a public forum.

7 SEPTEMBER 2016
TOWN BOARD MEETING

(Cont.)

Mr. McClay reiterated that with the exception of the construction of a hammerhead, nothing is changing with regard to the road.

Supervisor Schmitt asked the Highway Superintendent if there will be any digging required.

Michael Simone, Highway Superintendent replied that there would be minor digging for the swales and digging for the hammerhead.

Councilwoman McDonough asked if the road freezes over.

Mr. McClay replied that one portion does freeze and mentioned that the road is not sanded. He went on to ask if there was any downside to the road being established as a Town road.

Supervisor Schmitt stated that other than the fiscal responsibility, which the McClay and Mancini families have offered to pay in full, it would only be a benefit.

At 8:02 p.m., with no one else present wishing to be heard on the subject of the Public Hearing, Councilwoman McDonough motioned for the Public Hearing to remain open. The motion was seconded by Councilman Lupinacci. All members of the Town Board voted in agreement.

RESOLUTION DECLARING NOTICE OF INTENT TO SERVE AS SEQRA LEAD AGENCY - SUNRISE PLACE ROAD IMPROVEMENT DISTRICT - TABLED

WHEREAS, the Town Board of the Town of Carmel, pursuant to resolution dated July 27, 2016 did conduct a public hearing on September 7, 2016 with regard to the establishment of the Sunrise Place Road Improvement District pursuant to Town Law §198; and

WHEREAS, the contemplated capital borrowing for proposed improvements to be completed in connection with the formation of said Sunrise Place Road Improvement District in an amount not exceed \$50,000.00; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617, the Town Board of the Town of Carmel intends to serve as Lead Agency for the SEQRA Review the bidding and construction of the capital improvements of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, it is the intention of the Lead Agency to undertake a coordinated review of this action.

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Carmel hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this action.

BE IT FURTHER RESOLVED, that the Town Clerk Ann Spofford is hereby directed to circulate this Notice of Intent to serve as Lead Agency, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies shall be given thirty (30) days from the mailing of this Notice of Intent to serve as Lead Agency to challenge the Town Board's designation.

MOTION TO TABLE

Offered by: Councilman Schneider
Seconded by: Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

7 SEPTEMBER 2016
TOWN BOARD MEETING

MAHOPAC VOLUNTEER FIRE DEPARTMENT - DELETION TO THE ACTIVE LIST AUTHORIZED

RESOLVED that the Town Board of the Town of Carmel hereby authorizes the deletion of the following names from the active list of the Mahopac Volunteer Fire Department:

Jake Mastro

Resolution
Offered by: Councilman Schneider
Seconded by: Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

Supervisor Schmitt extended best wishes to the departing member of the Mahopac Volunteer Fire Department.

CARMEL FIRE DEPARTMENT - ADDITIONS TO THE ACTIVE LIST AUTHORIZED

RESOLVED that the Town Board of the Town of Carmel hereby authorizes the additions of the following names to the active list of members of the Carmel Fire Department:

Robert Partelow
Dan Mineri
Anthony Schneider
Erin McGovern
Seamus Baker
Matt DeFeo

Resolution
Offered by: Councilman Lombardi
Seconded by: Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

CARMEL SEWER DISTRICTS #2, #4, #5, #6, AND #7, CARMEL WATER DISTRICTS #2, #3, #4, #5, #6, #7 AND #12 - EXTENSION OF CONTRACT TERM FOR PURCHASE AND SUPPLY OF CHEMICALS FOR TREATMENT PLANTS AUTHORIZED - SLACK CHEMICAL SUPPLY - OFFERED AS PRE-FILED

WHEREAS by resolution dated June 10, 2015, the Town Board of the Town of Carmel previously authorized the award of bids for purchase and supply of chemicals for the wastewater treatment plants servicing Carmel Sewer Districts #2, #4, #5, #6, #7 and #12; and the water treatment facilities servicing Carmel Water Districts #2, #3, #4, #5, #6, #7, #8 and #12; to Slack Chemical Supply, Patterson, NY,

7 SEPTEMBER 2016
TOWN BOARD MEETING

(Cont.)

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Carmel, acting as Commissioners of Carmel Sewer Districts #2,#4, #5, #6, #7 and Carmel Water Districts #2, #3, #4, #5, #6, #7, #8 and #12, and upon the recommendation Town Engineer of Richard J. Franzetti, P.E., hereby authorizes a one year extension of the bid contract previously awarded to and entered into Slack Chemical Supply, Patterson, NY at the following terms:

<u>CARMEL SEWER DISTRICT #2</u>	
ITEM #4 CAUSTIC SODA 25%	\$1.44/GALLON
ITEM #5 CAUSTIC SODA 50%	\$2.44/GALLON
ITEM #6 SULFURIC ACID 50%	\$2.89/GALLON
ITEM #8 CITRIC ACID 50%	\$6.99/GALLON
 <u>CARMEL SEWER DISTRICT #4</u>	
ITEM #7 SULFURIC ACID 50%	\$2.89/GALLON
ITEM #4 CAUSTIC SODA 50%	\$2.44/GALLON
ITEM #8 CITRIC ACID	\$6.99/GALLON
 <u>CARMEL SEWER DISTRICT #5</u>	
ITEM #2 CHLORINE	\$1.84/GALLON
 <u>CARMEL SEWER DISTRICT #6</u>	
ITEM #2 CHLORINE	\$1.84/GALLON
 <u>CARMEL SEWER DISTRICT #7</u>	
ITEM #6 ALUMINUM CHLOROHYDRATE	\$3.98/GALLON
ITEM #2 CHLORINE	\$1.84/GALLON
ITEM #8 CITRIC ACID 50%	\$7.99/GALLON
 <u>CARMEL WATER DISTRICT #2</u>	
ITEM #1 PHOSPHORIC ACID	\$8.89/GALLON
ITEM #2 CHLORINE	\$1.34/GALLON
ITEM #3 DIATOMACEOUS EARTH	\$.065/LB
 <u>CARMEL WATER DISTRICT #3</u>	
ITEM #2 CHLORINE	\$1.84/GALLON
 <u>CARMEL WATER DISTRICT #8</u>	
ITEM #2 CHLORINE	\$1.64/GALLON
ITEM #2 CHLORINE (GAL CONTAINERS)	\$3.84/GALLON
 <u>CARMEL WATER DISTRICT #12</u>	
ITEM #2 CHLORINE	\$1.64/GALLON

Resolution
Offered by: Councilman Lupinacci
Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

HIGHWAY SUPERINTENDENT MICHAEL SIMONE - ATTENDANCE AT NEW YORK STATE ASSOCIATION OF TOWNS SUPERINTENDENT OF HIGHWAYS CONFERENCE AUTHORIZED - 9/13/16 - 9/16/16

RESOLVED that the Town Board of the Town of Carmel hereby authorizes Town of Carmel Highway Superintendent Michael Simone to attend the New York State Association of Towns Superintendent of Highways Conference in Lake Placid, NY being held on September 13-16, 2016; and

**7 SEPTEMBER 2016
TOWN BOARD MEETING**

(Cont.)

BE IT FURTHER RESOLVED that his reasonable and necessary expenses, including travel, meals, lodging and registration be reimbursed by the Town upon audit and approval.

Resolution

Offered by: Councilwoman McDonough

Seconded by: Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

**SENIOR RECREATION LEADER NINA KALLMEYER - ATTENDANCE AT
CONFERENCE (LIFEGUARD AND WATERFRONT SKILLS COURSE)
AUTHORIZED - 8/22/16 - 8/26/16**

RESOLVED that the Town Board of the Town of Carmel hereby authorizes Senior Recreation Leader Nina Kallmeyer to attend the Lifeguard and Waterfront Skills Course being held at Blue Ocean Aquatics, Commack, NY from August 22-26, 2016; and

BE IT FURTHER RESOLVED that her reasonable and necessary expenses, including travel, meals, lodging and registration be reimbursed by the Town upon audit and approval.

Resolution

Offered by: Councilman Schneider

Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

LAKE CASSE PARK DISTRICT - MAILING OF NEWSLETTER AUTHORIZED

RESOLVED that the Town Board of the Town of Carmel, acting as the Commissioners of the Lake Casse Park District, hereby authorizes the mailing of the Fall 2016 quarterly newsletter prepared by the Lake Casse Park District Committee to all properties within the district and directs that the cost thereof be charged as a district expense.

Resolution

Offered by: Councilman Lombardi

Seconded by: Councilwoman McDonough and Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

7 SEPTEMBER 2016
TOWN BOARD MEETING

RESOLUTION IN SUPPORT OF APPLICATION TO NEW YORK STATE AFFORDABLE HOUSING CORPORATION PUTNAM COUNTY HOUSING CORPORATION - ADOPTED

WHEREAS, the Town Board of the Town of Carmel has been advised by Connie Fagan, Co-Executive of the Putnam County Housing Corporation (PCHC) that PCHC is in the process of applying for a \$200,000 Home Improvement Grant from the New York State Affordable Housing Corporation; and

WHEREAS, the purpose of said grant and application is to assist Putnam County homeowners in making necessary improvements to their homes to bring structures into compliance with all applicable laws and regulations, including but not limited to the installation, replacement or repair of heating, plumbing, electrical and related systems and the elimination of all hazardous violations within residential homes in accordance with all applicable laws rules and regulations;

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Carmel offers this resolution and hereby states it support of the aforesaid application by PCHC to the New York State Affordable Housing Corporation and further supports the purposes, intent and objectives in improving the condition of residential housing within the County of Putnam.

Resolution

Offered by: Councilman Lupinacci
Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

LAKE MAHOPAC PARK DISTRICT - PROPOSAL ACCEPTED FOR AERIAL SURVEY/MAPPING - GEOMAPS INTERNATIONAL, INC.

RESOLVED that the Town Board of the Town of Carmel hereby accepts the proposal of Geomaps International, Inc., Bethpage, NY to perform aerial survey and mapping services for Lake Mahopac at a cost not to exceed \$2400.00; and

BE IT FURTHER resolved that cost for the services authorized hereunder shall be charged as a park district expense.

Resolution

Offered by: Councilwoman McDonough
Seconded by: Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u> </u>
John Lupinacci	<u>X</u>	<u> </u>
Suzanne McDonough	<u>X</u>	<u> </u>
Frank Lombardi	<u>X</u>	<u> </u>
Kenneth Schmitt	<u>X</u>	<u> </u>

PUBLIC COMMENTS - AGENDA ITEMS

No member of the public wished to comment at this time.

TOWN BOARD MEMBER COMMENTS - AGENDA ITEMS

No member of the Town Board wished to comment at this time.

**7 SEPTEMBER 2016
TOWN BOARD MEETING**

PUBLIC COMMENTS - OPEN FORUM

No member of the public wished to comment at this time.

TOWN BOARD MEMBER COMMENTS - OPEN FORUM

Councilwoman McDonough announced that the Town of Carmel Department of Recreation and Parks fall class registration has begun. Registration for the many children's, youth, teen and adult classes can be made in person at Sycamore Park, by mail, and now online.

Councilman Lupinacci announced that the Union Valley Cemetery's annual service will be held on September 11, 2016 at 3:00 p.m. at the Union Valley Cemetery Chapel. The annual service is held to remember the lives of those who rest there as well as to thank the individuals who have maintained it since its opening in 1860.

Councilman Schneider reminded residents that Town water meter readings are due by September 30, 2016. Readings may be entered through the Town's website, mailed via water meter postcard or called in to the Comptroller's Office.

Councilman Lombardi announced that the Town Board is looking for interested and qualified persons to fill two vacancies on the Board of Assessment Review. Residents should submit a letter of interest and resume to the Supervisor's Office by September 16, 2016.

Supervisor Schmitt announced the upcoming schedule for the Town of Carmel Recreation and Parks Department's fall concert series. All concerts will be held at the Mahopac Chamber Park from 6:00 p.m. to 8:00 p.m. and are free.

Councilman Lombardi reminded residents that school is in session and to drive safely. He also urged residents to refrain from texting while driving.

Supervisor Schmitt reflected on the upcoming anniversary of the September 11, 2001 terrorist attacks. He encouraged the public to honor the memory of the many people who died that day and continue to keep the families of those impacted in their thoughts and prayers.

ADJOURNMENT

All agenda items having been addressed, on motion by Councilman Lombardi, seconded by Councilman Lupinacci, with all Town Board members present and in agreement, the meeting was adjourned at 8:25 p.m. to Executive Session for discussion with Police Chief Michael Cazzari, Lt. John Dearman and police officer candidate Brian Detz, as well as to discuss a matter of personnel in connection with the police K-9 officer.

Respectfully submitted,

Ann Spofford, Town Clerk