



**Town Clerk**  
LAROUÉ R. SHATZKIN

**Deputy Town Clerk**  
AMANDA SHAFIULLAH

# TOWN OF CORTLANDT

## OFFICE OF THE TOWN CLERK

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
P: 914-734-1020 F: 914-734-1102  
[www.townofcortlandt.com/townclerk](http://www.townofcortlandt.com/townclerk)

**Town Supervisor**  
RICHARD H. BECKER, MD





**Town Board Members**  
JAMES F. CREIGHTON  
CRISTIN JACOBY  
ROBERT E. MAYES  
JOYCE C. WHITE

## NOTICE:

### Clickable Agenda from Town Clerk, Laroue Shatzkin

Dear Viewer,

In an effort to make online information easier to access and interact with, the Agenda has been updated to be “Clickable”. You can access these features in two ways.

1. From any device, click directly on the Agenda Item you wish to view, and you will be taken to that page of the packet.
2. If accessing from a computer, through the town website, you will have a Table of Contents and thumbnails available.
  - a. Open your options using this button on the top left of the screen: 
  - b. Thumbnails should automatically appear. To see the table of contents, click this button: 
  - c. and this will pop up: 
  - d. Click the arrow next to the word Agenda, and a fully clickable Table of Contents becomes available.
3. If you have downloaded the Agenda, you can click directly on the Agenda item, or access the table of contents by opening the bookmarks, which look like this: 

I hope you enjoy these features as I continue to work to improve your experience. Please feel free to reach out to me at the office if you have feedback or suggestions.

Warmly,

Laroue Shatzkin



**Town Clerk**  
LAROUÉ R. SHATZKIN

**Deputy Town Clerk**  
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CRISTIN JACOBY  
ROBERT E. MAYES  
JOYCE C. WHITE

## **REGULAR MEETING**

### **TOWN BOARD AGENDA – DECEMBER 9, 2025**

#### **PLACE:**

**TOWN HALL**

#### **TIME:**

**7:00 PM**

## **ORDER OF BUSINESS**

### **MEETING CALLED TO ORDER**

### **PLEDGE TO THE FLAG**

### **SUPERVISOR'S PROCLAMATIONS & REPORTS**

### **ROLL CALL**

### **TOWN BOARD REPORTS**

### **APPROVAL OF THE MINUTES**

Approve the Minutes for the November 10, 2025 Special Meeting, the November 18, 2025 Regular Meeting, and the December 1, 2025 Special Meeting.

## **PUBLIC HEARINGS**

1. Public Hearing to Extend the Battery Energy Storage Moratorium
  - a. Close Public Hearing.
  - b. Adopt Negative Declaration.
  - c. Adopt Resolution for Local Law.

## **HEARING OF CITIZENS – AGENDA ITEMS ONLY**

### **REPORTS**

#### **Receive and File the following:**

For the month of November 2025 from the Office of the Aging, Purchasing Department, Receiver of Taxes and the Town Clerk.

### **OLD BUSINESS:**

#### **Receive and File the following:**

### **NEW BUSINESS:**

#### **Receive and File the following:**

## **RESOLUTIONS**

1. Authorize updated procedures related to maintaining the Town's Fleet Inventory to align with the State Climate Smart Community Fleet Inventory requirements.
2. Authorize the Sale of a Portion of SBL 55.9-2-1.1 to DHIP Group/Jam Storage, LLC for access to a proposed Self-Storage Facility, Subject to Permissive Referendum.
3. Authorize refund of deposit for Hillview Court (SBL 45.9-1-26) and Lakeview Avenue (SBL 45.9-1-27).
4. Adopt Capital Improvement Plan for 2026 - 2030.
5. Authorize Settlement of Tax Certiorari for 2127 Crompond Road.
6. Authorize Settlement of Tax Certiorari for 26 Hillcrest Avenue.
7. Approve request of St. Peter and Paul Byzantine Catholic Church for event at the Cortlandt Waterfront Park.

8. Award Bid 2025-15 for Sewage Pumps for Cortlandt Ridge.
9. Authorize the 2026 Salary Resolution.
10. Authorize Increase for Part-time Employees at NorWest.
11. Authorize one-time payment for Continuous Service for Part-time Employees at Nor-West.
12. Appoint Ed Tandy as a Part-Time Rec Attendant at the Youth Center.
13. Authorize Seasonal Employees in DES.
14. Authorize a Seasonal Employee in Town Hall.
15. Authorize an Intermittent Leave of Absence for an Employee in DES – Highway.
16. Authorize an Intermittent Leave of Absence for an Employee in DES – Highway.

#### **ADDITIONS TO THE AGENDA**

#### **BUDGET TRANSFERS - NO**

#### **REPORTS FROM VARIOUS DEPARTMENTS**

#### **REPORTS FROM STANDING & SPECIAL COMMITTEES**

#### **SECOND HEARING OF CITIZENS**

#### **ADJOURNMENT**

#### **NEXT TOWN BOARD MEETING**

January 13, 2026 at 7:00 p.m.  
Town Hall Web Site address: [www.townofcortlandt.com](http://www.townofcortlandt.com)



**DRAFT**

A **Special Meeting** of the Town Board of the Town of Cortlandt was conducted on **November 10<sup>th</sup>, 2025** with the following elected officials and appointed staff in attendance:

**RICHARD H. BECKER**  
**JOYCE WHITE**  
**CRISTIN JACOBY**  
**ROBERT MAYES**  
**JAMES CREIGHTON**

**Supervisor**  
**Councilmember**  
**Councilmember**  
**Councilmember**  
**Councilmember**

**Also present:**

**TOM WOOD**  
**MICHAEL CUNNINGHAM**  
**LAROUÉ ROSE SHATZKIN**  
**AMANDA SHAFIULLAH**  
**PATRICIA ROBCKE**  
**ANN SCAGLIONE**  
**MICHAEL PREZIOSI**  
**ARTHUR D'ANGELO**  
**CLAUDIA VAHEY**  
**STEPHEN FERREIRA**  
**JOE BASSELL**

**Town Attorney**  
**Deputy Town Attorney**  
**Town Clerk- ABSENT**  
**Deputy Town Clerk**  
**Comptroller**  
**Comptroller**  
**Director, DOTS**  
**Deputy Director, DOTS**  
**Human Resources Coordinator- ABSENT**  
**Director, DES**  
**Junior Network Specialist**

### **MEETING CALLED TO ORDER**

The meeting was called to order at 6:03 P.M

### **PLEDGE TO THE FLAG**

Supervisor Becker started the meeting with the Pledge of Allegiance.

### **RESOLUTIONS**

**RESOLUTION NO. 300-25 RE:** Receive and File the 2025 Proposed Budget and Schedule a Public Hearing for December 1, 2025 to consider same.

**RESOLUTION NO. 301-25 RE:** Schedule a Public Hearing for December 1, 2025 on all Benefit Unit Assessment Rolls for the Town of Cortlandt pursuant to Town Law §231 et. al.

**RESOLUTION NO. 302-25 RE:** Schedule a Public Hearing for December 1, 2025 with respect to the General Municipal Law and the Tax Cap.

Councilperson Mayes made a motion to adopt the above, seconded by Councilperson Jacoby with all voting **AYE**.

Comptroller Ann Scaglione commented to the Town Board in the letter below:

I'm pleased to present the Town of Cortlandt's Proposed Budget for the 2026 fiscal year. This budget represents our continued commitment to fiscal responsibility, the preservation of essential public services, and maintaining the high quality of life that our residents deserve.

Working closely with all Town departments and the Supervisor, we've developed a plan that carefully balances rising operational costs with our goal of stable and equitable taxation.

For 2026, the proposed tax rate increases are modest and necessary to sustain our current level of services:

- Unincorporated Cortlandt (TOV): a 2.15% increase, or about \$38.97 annually on an average assessment of \$7,500.
- Village of Buchanan: a 2.75% increase, or \$9.69 per year.
- Village of Croton: a 3.03% increase, or \$8.89 per year.

Our proposed tax levy increases of 3.89% exceeds the New York State allowable limit of 2.02%, but this modest adjustment ensures that we maintain the quality and level of services our community expects and depends on.

It's important to remember that the Town portion of your overall tax bill represents only 10.9%, compared with 10.2% for the County, 75.6% for the School District, and 3.4% for special districts such as lighting, drainage, and sewer.

The Town remains in a very strong financial position.

- We project a 2025 General Fund balance of nearly \$4.9 million, representing almost 29% of our 2026 General Fund expenses.
- Our total Town debt stands at \$16.4 million — just 2.56% of our allowable borrowing capacity of \$561 million.

We continue to hold an Aa1 bond rating from Moody's, one of the highest in Westchester County, reaffirmed again this year.

This budget also prioritizes smart investments that directly benefit our community, including:

- \$1.25 million for our annual Roadway Resurfacing Program, a 6.4% increase over last year.
- \$50,000 for town-wide IT system improvements.
- \$12,000 for the Town Clerk's document digitization initiative.
- \$12,000 for Recreation, to purchase a new Cook Pool vacuum.

- And \$300,000 in transfers to capital projects to support future infrastructure planning.

On the revenue side, the budget closely aligns with actual performance in the following areas:

- Sales tax is budgeted at \$8.3 million, up from \$7.75 million last year.
- Mortgage tax and State Aid (AIM) remain stable at \$1.2M and \$189,499 respectively.
- CHIPS highway funding rises to \$600,000.
- And interest earnings represent an increase from our prior year budget, based on revenue forecasts

#### Tax Rate Options for Town Board Consideration

The following information is provided for discussion purposes only.

The tax rates presented below represent an average assessed value of 7,500, including all special districts; specifically, Town Wide, Town Outside Villages/Highway, Cortlandt Ambulance #3, Consolidated Water.

- Should we decide to increase our tax levy \$250,000 above the 2026 Proposed Budget, the annual Town portion of the 2026 tax bill would increase \$59.24
- Should we decide to increase our tax levy \$375,000 above the 2026 Proposed Budget, the annual Town portion of the 2026 tax bill would increase \$69.38

Supervisor Becker commented the Town Board has been working with both comptrollers, Ann Scaglione and Patty Robcke on this preliminary budget. This budget has not been adopted and the Town Board is currently working with Department Heads so this budget is subject to future changes.

#### **ADJOURNMENT**

Councilperson Mayes made a motion to adjourn the meeting, seconded by Councilperson White with all voting **AYE**.

The meeting was adjourned at 6:12 P.M.

#### **NEXT TOWN BOARD MEETING**

**November 18, 2025 at 7:00 pm**

**Town Hall Web Site address: [www.townofcortlandt.com](http://www.townofcortlandt.com)**



**DRAFT**

A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on **November 18, 2025** with the following elected officials and appointed staff in attendance:

**RICHARD H. BECKER**  
**JOYCE WHITE**  
**CRISTIN JACOBY**  
**ROBERT MAYES**  
**JAMES CREIGHTON**

**Supervisor**  
**Councilmember**  
**Councilmember**  
**Councilmember**  
**Councilmember**

**Also present:**

**TOM WOOD**  
**MICHAEL CUNNINGHAM**  
**LAROE ROSE SHATZKIN**  
**AMANDA SHAFIULLAH**  
**PATRICIA ROBCKE**  
**ANN SCAGLIONE**  
**MICHAEL PREZIOSI**  
**CLAUDIA VAHEY**  
**STEPHEN FERREIRA**  
**JOE BASSELL**

**Town Attorney**  
**Deputy Town Attorney**  
**Town Clerk**  
**Deputy Town Clerk**  
**Comptroller – ABSENT**  
**Comptroller**  
**Director, DOTS**  
**Human Resources Coordinator**  
**Director, DES**  
**Junior Network Specialist**

### **MEETING CALLED TO ORDER**

The meeting was called to order at 7:02 P.M

### **PLEDGE TO THE FLAG**

Supervisor Becker started the meeting with the Pledge of Allegiance.

### **SUPERVISOR'S PROCLAMATIONS & REPORTS**

Supervisor Becker spoke about past events in the Town of Cortlandt such as, Veterans Day Ceremony at the Community Center.

- The Grand Opening of Floor & Décor
- Veterans Fair at Hendrick Hudson High School
- Skate Rink Opens Nov 22-March 22, it is located at the Youth Center.
- WCPD Blue Santa gift donation, up until December 12<sup>th</sup>, new and unwrapped gifts



- Meet the Santa, December 6<sup>th</sup> from 2:00 P.M to 4:00 P.M at the Youth Center
- Winter Wonderland at the Youth Center, December 13<sup>th</sup>.

## **TOWN BOARD REPORTS**

### **Councilperson Robert Mayes gave his report OF NOTE:**

Councilperson Mayes spoke about Mongero Park  
Spoke about the budget,

### **Councilperson Joyce White gave her report OF NOTE:**

Councilperson White spoke about the Veterans Day Ceremony and how moving it was.

### **Councilperson Cristin Jacoby gave her report OF NOTE:**

Councilperson Jacoby spoke about a gift card drive.

### **Councilperson James Creighton gave his report OF NOTE:**

Councilperson Creighton spoke about the Veterans Day Ceremony at the Community Center and spoke about how great it was to see the youth attending. The Repair Café was successful. He also spoke about the Veterans Fair at Hendrick Hudson High School. He expressed how amazing it was to see all the services available to Veterans and to see not only the Veterans but their families as well. Veterans Day is not one day a year, it is every day, Councilperson Creighton expressed.

## **APPROVAL OF THE MINUTES**

Approve the Minutes for the October 21, 2025 Regular Meeting.

Councilperson Mayes made a motion to adopt the minutes, seconded by Councilperson Jacoby, with all voting **AYE**.

## **PUBLIC HEARINGS**

## **HEARING OF CITIZENS – AGENDA ITEMS ONLY**

**REPORTS**

**Receive and File the following:**

For the month of September and October 2025 from the Recreation Department.

For the month of October 2025 from the Office of the Aging, Purchasing Department, Receiver of Taxes and the Town Clerk

**OLD BUSINESS:**

**Receive and File the following:**

**NEW BUSINESS**

**Receive and File the following:**

**RESOLUTIONS**

**RESOLUTION NO. X-25 RE:** Authorize Amending the 2025 Budget and Close Capital Projects.

**RESOLUTION NO. X-25 RE:** Authorize settlement of Tax Certiorari for 106 Batten Road.

**RESOLUTION NO. X-25 RE:** Approve settlement of claim for water damages with the prior owner of 7 School Street.

**RESOLUTION NO. X-25 RE:** Approve RFP # 02-2025 for Armed Security Services.

**RESOLUTION NO. X-25 RE:** Approve RFB # 2025-13 for Nutrition Bus.

**RESOLUTION NO. X-25 RE:** Approve RFB # 2025-14 for Snow Plow and Ice Control.

**RESOLUTION NO. X-25 RE:** Approve BID # 2025-06 for Fujitsu HVAC Parts.

Agenda Items for DOTS:

**RESOLUTION NO. X-25 RE:** Approve Change Order for TE Contract 2024.10 (R) – Furnace Woods Sewer Improvement Area.

**RESOLUTION NO. X-25 RE:** Authorize DOTS to Bid TE Contract 2026.01 – Mongero Park Improvements.

**RESOLUTION NO. X-25 RE:**

Extend Service Contract with H2O Innovations for Operation of Dickerson Pond Sewer District.

**RESOLUTION NO. X-25 RE:** Authorize Seasonal Employees in Recreation.  
Authorize Seasonal Employees in DES.

**RESOLUTION NO. X-25 RE:** Schedule a Public Hearing for December 9, 2025 to extend the  
Battery Energy Storage System Moratorium.

Councilperson Mayes made a motion to adopt the above, seconded by Councilperson Jacoby,  
with all voting AYE.

**ADDITIONS TO THE AGENDA- YES**

**RESOLUTION NO. X-25 RE:** Authorize removal, storage and re-installation of Waterfront  
Stage fixtures for the Winter season.

**RESOLUTION NO. X-25 RE:** Authorize purchase of Replacement Water Feature for  
Charles Cook Pool.

**RESOLUTION NO. X-25 RE:** Adopt the Standard Workday Reporting Resolution for  
2025.

**RESOLUTION NO. X-25 RE:** Appoint John Schembari to the title of Director of Code  
Enforcement.

**RESOLUTION NO. X-25 RE:** Appoint Matthew Mansfield to the title of Fire Inspector in  
the Department of Engineering – Code Enforcement.

**RESOLUTION NO. X-25 RE:** Authorize a Leave of Absence in the Office of the Town  
Clerk.

Councilperson Jacoby made a motion to adopt the above, seconded by Councilperson Creighton,  
with all voting AYE.

**BUDGET TRANSFERS- NONE**

**REPORTS FROM VARIOUS DEPARTMENTS**

**REPORTS FROM STANDING & SPECIAL COMMITTEES**

**SECOND HEARING OF CITIZENS**

**ADJOURNMENT**

Councilperson Mayes made a motion to adjourn the meeting, seconded by Councilperson Jacoby with all voting **AYE**.

The meeting was adjourned at 7:36 P.M.

**NEXT TOWN BOARD MEETING**

**December 9, 2025 at 7:00 pm**  
**Town Hall Web Site address:**

**Respectfully submitted,**

**Laroue Rose Shatzkin**  
**Town Clerk**

**Amanda Shafiullah**  
**Deputy Town Clerk**



**DRAFT**

A **Special Meeting** of the Town Board of the Town of Cortlandt was conducted on **December 1, 2025** with the following elected officials and appointed staff in attendance:

**RICHARD H. BECKER**  
**JOYCE WHITE**  
**CRISTIN JACOBY**  
**ROBERT MAYES**  
**JAMES CREIGHTON**

**Supervisor**  
**Councilmember**  
**Councilmember**  
**Councilmember**  
**Councilmember**

**Also present:**

**TOM WOOD**  
**MICHAEL CUNNINGHAM**  
**LAROE ROSE SHATZKIN**  
**AMANDA SHAFIULLAH**  
**ANN SCAGIOLNE**  
**PATRICIA ROBCKE**  
**MICHAEL PREZIOSI**  
**CLAUDIA VAHEY**  
**STEPHEN FERREIRA**  
**JOE BASSELL**

**Town Attorney**  
**Deputy Town Attorney**  
**Town Clerk**  
**Deputy Town Clerk- ABSENT**  
**Comptroller**  
**Comptroller- ABSENT**  
**Director, DOTS**  
**Human Resources Coordinator**  
**Director, DES**  
**Junior Network Specialist**

### **MEETING CALLED TO ORDER**

The meeting was called to order at 6:10 p.m.

### **PLEDGE TO THE FLAG**

Supervisor lead the Pledge of Allegiance.

### **ROLL CALL**

Town Clerk, Laroue Shatzkin took roll call, and all Town Board members were present.

### **RESOLUTIONS:**

**RESOLUTION NO. 322-25 RE:** Adopt Local Law 6-2025 with Respect to The General Municipal Law and The Tax Cap.

Councilperson Mayes made a motion to close the public hearing and adopt the above, seconded by Councilperson Jacoby, with all voting **AYE**.

**RESOLUTION NO. 323-25 RE:** Close the Public Hearing and Amend Preliminary Budget and Adopt 2026 Town Budget.

Supervisor Becker invited Comptroller Ann Scaglione to say a few words about the budget.

Ann Scaglione commented, I'm pleased to present the Town of Cortlandt's Proposed Budget for the 2026 fiscal year. This budget represents our continued commitment to fiscal responsibility, the preservation of essential public services, and maintaining the high quality of life that our residents deserve, particularly during a period of elevated inflation and declining PILOT Revenue.

It is important to note that from 2020 to 2025, the Town has realized a decrease of \$600,000 in PILOT revenue.

The budget adjustment increases the Tax Levy \$375,000 above the 2026 Proposed Budget, totaling a tax levy increase of 5.48%, and exceeds the New York State allowable limit of 2.02%. The tax impact is as follows:

- Unincorporated Cortlandt (TOV): a 3.83% increase, or about \$69.38 annually on an average assessment of \$7,500.
- Village of Buchanan: a 5.61% increase, or \$19.76 per year.
- Village of Croton: a 6.45% increase, or \$18.95 per year.

The Town remains in a very strong financial position.

- We project a 2025 General Fund balance of nearly \$6 million, representing almost 35% of our 2026 General Fund expenses.
- Our total Town debt stands at \$16.4 million — just 2.56% of our allowable borrowing capacity of \$561 million.

The Town continues to hold an Aa1 bond rating from Moody's, one of the highest in Westchester County, reaffirmed again this year. This budget prioritizes smart, community focused investments and incorporates realistic revenue projections, including an increase in Sales tax, budgeted at \$8.3 million, up from \$7.75 million last year.

Supervisor Becker thanked Ann Scaglione and Patty Robcke for all their collaboration and hard work they put into the 2026 Budget. He commented it been a very difficult economic time, with Indian Point closing, inflation on the rise, and with revenue and expenses. The Town Board

agree even with the difficult decisions the Town wants to maintain services and for the Town to continue to grow. Other towns in Westchester County are also facing the same difficulties with Federal and State revenue cuts and their budget look similar to Town of Cortlandt's 2026 Budget. The Town does not want to raise taxes but want to do more and the Town Board collectively made some good decision and compromises.

Councilperson Jacoby thanked Ann Scaglione for all of her work on the budget and all of the work she has done for the Town.

Councilperson Jacoby made a motion to close and Public Hearing and adopt the above, seconded by Councilperson Creighton, with all voting **AYE**.

**RESOLUTION NO. 324-25 RE:** Adopt Resolution Setting 2026 Salaries for Elected Officials.

Supervisor Becker commented this resolution is for a Cost of Living Increase of 3.5% for two elected officials, Town Clerk and Receiver of Taxes.

The Board was polled: Councilpersons Mayes, Jacoby, and Becker voted AYE and Councilperson White voted NAY.

Councilperson White commented due to the federal funding cuts coming out of Washington, DC I cannot in good conscious place an additional burden on the Town's taxpayer's community by voting to give ant elected officials a raise at this time.

The vote was a 4-1 so the motion passes.

Supervisor Becker commented the last public hearing is in regards to the Benefit Unit Assessment Role and asked Attorney, Tom Wood, to explain about this more. Mr. Wood explained this is in respect to the water and sewer districts within the town. The units using the service are assessed based on usage, not the assessment process, which other taxes are levied on. The Town Engineer annually reviews water consumption and determines how much units are used by a particular property. Moat single family units are one benefit and commercial properties are based on their water consumption. The Town Law requires the Town Board to hold a Public Hearing to allow any affected property owner the opportunity to have their benefit unit assignment reviewed by the Town Board. Which the Town Board can then adopt of modify the property owners request. This forms the basis for water and sewer for the benefit unit.

Supervisor Becker commented most residents within a sewer district pay one benefit unit for a residential and spread out among all homeowners. A business that generates more water going into the sewer system will be more appropriately more so its an equalizer system.

**RESOLUTION NO. 325-25 RE:** Approve All Benefit Unit Assessment Rolls, including Cortlandt Boulevard Central, East and West Sewer Improvement Areas and Dickerson Pond Sewer District.

Councilperson Creighton made a motion to close the public hearing, receive and file the memorandums, and adopt the Resolutions, seconded by Councilperson White, with all voting **AYE**.

### **ADJOURNMENT**

Councilperson White made a motion to adjourn the meeting, seconded by Councilperson Mayes with all voting **AYE**.

The meeting was adjourned at 6:21 P.M.

### **NEXT TOWN BOARD MEETING**

**December 9, 2025 at 7:00 pm**  
Town Hall Web Site address: [www.townofcortlandt.com](http://www.townofcortlandt.com)

**Respectfully submitted,**

**Laroue Rose Shatzkin**  
Town Clerk

**Amanda Shafiullah**  
Deputy Town Clerk



**RESOLUTION**

**NUMBER 315-25**

**(SCHEDULE A PUBLIC HEARING FOR DECEMBER 9, 2025 TO EXTEND THE  
BATTERY ENERGY STORAGE MORATORIUM)**

**WHEREAS**, the Town Board approved a 9-month Battery Energy Storage Moratorium at its meeting on January 23, 2024; and

**WHEREAS**, since then, the Moratorium has been extended through 2025; and

**WHEREAS**, the technology for Battery Energy Storage Systems continues to rapidly evolve, and the Town Board believes that an extension of the Moratorium through the end of 2026 will allow the Town additional time to speak with industry experts and for the State and County to issue further guidance; and

**WHEREAS**, many other local municipalities have had moratoria in place to protect the health, safety, and welfare of their residents;

**NOW, THEREFORE, BE IT RESOLVED** that a Public Hearing is scheduled for December 9, 2025 at 7:00 PM at Town Hall, 1 Heady Street, Cortlandt Manor, New York 10567 for an extension of the Battery Energy Storage Moratorium.

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

**Adopted November 18, 2025  
At a Regular Meeting  
Held at Town Hall**

**Local Law No. X of 2025****(A Local Law Extending a Moratorium for New Battery Energy Storage Systems)****Section 1. Legislative Intent**

The Town has received significant interest from Battery Energy Storage developers about potentially installing Battery Energy Storage infrastructure in Cortlandt. Currently, the Town Code is devoid of provisions directly related to Battery Energy Storage. The Town originally enacted a moratorium pursuant to Local Law Number 2-2024. Thereafter, the Town convened a committee to work on a Local Law. The Town's committee made great progress on a Local Law related to Battery Energy Storage Systems, and the Town Board adopted Local Law Number 10-2024 and Local Law Number 2-2025 extending the Moratorium to allow the progress to continue.

Since this extension, the Uniform Code and Energy Code have been updated. Other communities in Westchester have either passed moratoria or are considering passing moratoria. The Town Board believes it to be prudent to allow the State to issue additional guidance.

**Section 2. Moratorium**

No application shall be considered, nor approvals granted, by the Planning Board, Zoning Board of Appeals, or the Code Enforcement officials of the Town with respect to any applications for new Battery Energy Storage Systems.

**Section 3. Duration**

The moratorium herein shall be extended through December 31, 2026 unless terminated earlier.

**Section 4. Hardship**

The Town Board retains unto itself the right to consider variances to this Local Law and to make all determinations with respect to its applicability and interpret and determine the same. Any issues with respect to the interpretation of and variances from this Law shall be determined by the Town Board upon written request of a property owner. This supersedes § 267 of the New York State Town Law as to variance process.

**Section 5. Severability**

If any section, subdivision, paragraph, clause, or phrase of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

**Section 6. Effective Date**

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD**

**OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**

DRAFT



Town Supervisor  
RICHARD H. BECKER, MD

Town Board Members  
JAMES F. CREIGHTON  
CRISTIN JACOBY  
ROBERT E. MAYES  
JOYCE C. WHITE

**TOWN OF CORTLANDT**  
**DEPARTMENT OF RECREATION AND CONSERVATION**  
**OFFICE FOR SENIOR SERVICES**

Muriel H. Morabito Community Center  
29 Westbrook Drive  
Cortlandt Manor, NY 10567  
Main Phone: 914-528-1572  
Fax: 914-528-1585  
[www.townofcortlandtny.gov/seniors](http://www.townofcortlandtny.gov/seniors)  
[Seniors@townofcortlandtny.gov](mailto:Seniors@townofcortlandtny.gov)



Office of Senior Services  
Director  
DAWN J. MAHONEY

November 26, 2025

To: Town Clerk Laroue Shatzkin

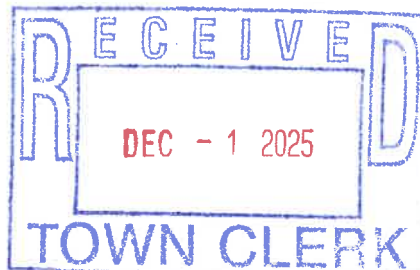
Re: Senior Citizen Monthly Attendance

Enclosed are the statistics related to the programs conducted at the Muriel Morabito Community Center, during the month of November, for the senior citizens of the Town of Cortlandt under my direction.

In addition to a detailed report of attendance, I have explained the program's fluctuations.

Sincerely,

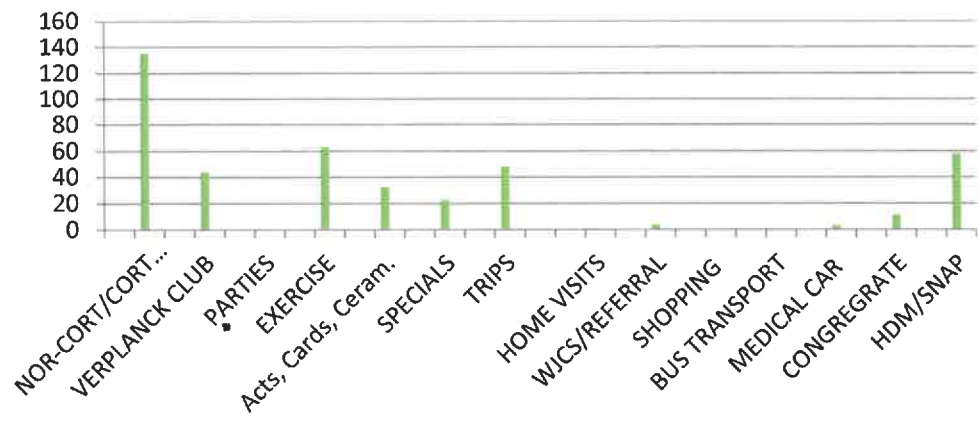
Dawn Mahoney  
Director of Senior Services



2025 -NOVEMBER

Activity	# of sessions	Totals	Avg/ session
NOR-CORT/CORT CLUB	2	270	135
VERPLANCK CLUB	3	132	44
PARTIES	N/A	N/A	N/A
EXERCISE	11	695	63.18
Acts, Cards, Ceram.	13	358	32.4
SPECIALS	11	246	22.36
TRIPS	1	48	48
HOME VISITS	1	2	1
WJCS/REFERRAL	16	62	3.88
SHOPPING	N/A	N/A	N/A
BUS TRANSPORT	N/A	N/A	N/A
MEDICAL CAR	11	37	3.36
CONGREGATE	16	180	11.25
HDM/SNAP	16	928	58

Senior Citizen Activities for  
November 2025



### **Senior Citizen Clubs:**

We had 2 large club meetings this month with an average of 135 in attendance at each. Attendance remains at one of its highest points in recent years. Verplanck Seniors continue to meet at the Schoolhouse each week.

### **Nutrition Program:**

The Home Delivered Meal Program is sporadic in nature, due in part to the fragile health of those involved. November yielded a few new additions to the program.










The Congregate Meal Program varies in accordance with the menu as put forth by Westchester County Senior Programs and Services. We continued and increased the number of congregate meals this month, in addition to the GRAB & GO meal service.

### **Other Services:**

I've attached our monthly November calendar so you can reference all the programs at the Center. In addition, to our regularly scheduled programs, we offered a few new offerings like educational forum on Housing and how to Sleep Better, a Boot Camp Exercise Class, a trip to Fascia's Chocolate Factory with Lunch, and a phone help class. Overall, all programs have been very successful.

# TOWN OF CORTLANDT - THE GOLDEN CONNECTION

November 2025

Monday	Tuesday	Wednesday	Thursday	Friday
<b>3 Line Dancing</b> 10:30-11:30am Poker 1:00-3:00pm Drop in Pickleball 1:00-3:00pm Painting class 10:00-1:00pm (Make up date) <b>*Paid class</b>	<b>4 Election Day: No activities</b> <b>Polling Place</b> 	<b>5 Men's Discussion Group</b> 12pm Coffee Hour 12pm Drop in Pickleball 1:00-3:00pm <b>Speaker: Sleep Better!</b> 10:00am Diabetes Self-Management Workshop 12:30-3:00pm	<b>6 Chair Yoga</b> 10:30-11:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Bereavement support group 12pm Trip out: Fascia Chocolate bus leaves at 9:00am Verplanck Mtg. 10am @Schoolhouse Craig D. Hametz, MD, Cardiology	<b>7 Total Strength</b> 10:15-11:15am <b>Zumba</b> 12:15-1:00pm Pizza & Movie 1:15pm "If"
<b>10 Line Dancing</b> 10:30-11:30am Poker 1:00-3:00pm Drop in Pickleball 1:00-3:00pm	<b>11 Veteran's Day: Center is closed</b> 	<b>12 Boot Camp w/ M2-10-11:00am</b> <b>* Paid class</b> Men's Discussion Group 12pm Coffee Hour 12pm Drop in Pickleball 1:00-3:00pm Diabetes Self-Management Workshop 12:30-3:00pm	<b>13 Chair Yoga</b> 10:30-11:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards, Canasta and Board Games 12:00pm <b>Verplanck Mtg. 10am @ Schoolhouse</b> <b>Member Appreciation Day</b>	<b>14 No Total Strength</b> <b>Zumba</b> 12:15-1:00pm Phone Help—Smart Contacts Made Simple 1:15-3:00pm
<b>17 Line Dancing</b> 10:30-11:30am <b>Sound Bath/Meditation</b> 12:00-1:00pm <b>*Paid class</b> <b>Cardio Drum</b> 1:15 <b>*Paid class</b> Poker 1:00-3:00pm <b>NO Pickleball</b>	<b>18 Nor-Cort/Cortlandt Meeting</b> 10:30am With Housing Speaker 10:45am Alzheimer's & Dementia Support 11:00am—1:00pm (Consultations available) Lunch Bingo	<b>19 Boot Camp w/ M2-10-11:00am</b> <b>* Paid class</b> Men's Discussion Group 12pm Coffee Hour 12pm Drop in Pickleball 1:00-3:00pm Diabetes Self-Management Workshop 12:30-3:00pm	<b>20 Chair Yoga</b> 10:30-11:30am Wii Bowling 11:45am Bereavement support group 12pm Mahjong/Chinese Mahjong, Cards, Canasta and Board Games 12:00pm <b>Verplanck Mtg. 10am @ Schoolhouse</b> <b>Crafts presented by HHFL at The Red School House</b>	<b>21 Total Strength</b> 10:15-11:15am <b>Zumba (Sub)</b> 12:15-1:00pm
<b>24 NO Line dancing</b> Poker 1:00-3:00pm Drop in Pickleball 1:00-3:00pm	<b>25 Nor-Cort /Cortlandt Meeting</b> 10:30am Lunch Big Bingo @12:30pm	<b>26 Boot Camp w/ M2-10-11:00am</b> <b>* Paid class</b> Men's Discussion Group 12pm Coffee Hour 12pm Drop in pickleball 1:00-3:00pm	<b>27 Thanksgiving: Center is closed</b> 	<b>28</b>  <b>The Community Center is closed</b> 
<b>Muriel H. Morabito Community Center</b> 29 Westbrook Drive Cortlandt Manor, NY 914-528-1572				<b>Program descriptions on the back</b> 



# TOWN OF CORTLANDT

## “Golden Connection”



## Schedule of Events



**Community Pass:** Sign up for activities on our secure and efficient on-line registration program. If you do not have an account, you can go to [www.townofcortlandtny.gov/reconline](http://www.townofcortlandtny.gov/reconline) and create an account. If you already have an account, you can go to the above website and click “register here” to choose the activity you would like to sign up for. If you are not sure if you have an account or not, please call the center at (914) 528-1572 and plan to drop in at one of our help sessions.

\* **CP** = Community Pass sign up / **NCP** = Not in Community Pass / **Hybrid** = CP and In-person \*

**Drop in Pickleball:** Learn the fun sport that combines tennis, badminton and ping pong. See calendar for dates and times. \*NCP

**Diabetes Self-Management Workshop:** Wednesdays from 12:30-3:00pm. Remaining dates: November 5, 12, 19, December 3, 10) from 12:30—3:00pm. This **free workshop** helps you take care of your health and learn to manage your diabetes/pre-diabetes. Learn how to deal with stress, healthy eating, physical activity, getting a good night’s sleep and monitoring blood sugar levels. Waitlist only. \*NCP

**Bereavement Support Group:** Will meet twice a month (November 6th & 20th). For those that are grieving a death it provides a safe and supportive environment where people can verbalize feelings associated with a loss. Susan Loomis, LMSW will be available for support. \*NCP

**Education Forum:** “Sleep Better” on Wednesday, November 5th, at 10:00am. Speaker Berardis Chiro will talk about how to improve your sleep naturally, what is melatonin and how can your body create more? The magic of magnesium, red light therapy and “bad blue light”. Pre-registration is required. \*Hybrid

**Pizza & Movie:** Friday, November 7th at 1:15pm. “If”. This comedy boasts an ensemble cast including John Krasinski and Ryan Reynolds about a young girl who goes through a difficult experience and begins to see everyone’s imaginary friends who have been left behind as their creators have grown up. Pre-registration required no later than 1 week prior with payment of \$6.00. \*NCP

**Boot Camp with M2:** Wednesdays, November 12, 19, 26, December 3, 10, 17 (6 weeks) at 10:00am. Build strength, balance and agility while burning fat. This fun and instructional one hour class will help you regain functional movement, strength and balance. Not for beginners. Pre-registration with payment is required no later than one week prior start date. Min 20, Max 40. Cost: \$25.00 \*Hybrid.

**Smart Contacts Made Simple!** Friday, November 14th at 1:15-3:00pm. Join us for a fun and practical hands-on class where you’ll learn how to use the Contacts app on your smartphone with confidence! We’ll go step-by-step through how to add, edit, and organize contacts, plus how to make calls, send texts, and even add photos or emergency information. Bring your phone and your questions—we’ll make sure you leave feeling more connected than ever. Perfect for beginners or anyone who wants to get the most out of their phone’s contact features. Pre-registration required. Space is limited to 6 participants. Free! \*NCP

**Cardio Drumming:** November 17th at 1:15 pm . Space is limited to 20. Mike Cohen is the Director of cardiac and pulmonary rehabilitation from Northern Westchester Restorative, specializing in the care of patients with heart and lung issues. This session called cardio drumming will include uplifting, upbeat , energetic movements that combines drumming with cardiovascular movements to music. \$5 fee paid in advance as a deposit with your registration. Money will be returned to you when you show up for the class. \*NCP

**Sound Bath Meditation:** November 17, December 15 at 12:00-1:00pm. Instructor Barbara Burns. Sound vibration is an easy and relaxing way to calm your body and mind. Discover the benefits of vibrational sound healing and meditation. \$6.00 per session. Pre-registration with payment is required no later than one week prior to start of class. \*Hybrid

**Big Bingo:** Tuesday, November 25th at 12:30pm. Entrance fee is \$7 paid in advance includes card for each game. Additional cards, daubers and bonus games will be available for purchase. Pre-registration is required with payment to reserve your spot. Payment at the door will be \$10 instead of \$7. \*NCP

**\*\*We offer 4 ongoing exercise classes at no cost to Town of Cortlandt Seniors\*\***

**Mondays from 10:30-11:30am:** Line Dancing with Cameron Kelly. Come burn calories, get some exercise and have some laughs line dancing with us! Light to moderate level.

**Thursdays from 10:30-11:30am:** Chair Yoga with Karen Lett. Improve your health, balance, stability and stress level with this breath and movement yoga class.

**Fridays from 10:15-11:15am:** Total Strength with Patricia. This light aerobics class will burn fat, improve heart health, build stronger bones and muscles and increase flexibility. All levels are welcome! (Every other week—see calendar)

**Fridays from 12:15-1:00pm:** Zumba Gold with Suzi Tipa. This fun and active class set to international rhythms focuses on balance, range of motion and coordination. Low intensity, all levels welcome!

### Looking Ahead:

Older Driver Safety (not defensive driving) (12/3)

Gingerbread House Making (12/8)

Reindeer Races (12/17)

Ring in 2026 New Year’s Party (12/30)



**RICHARD H. BECKER**  
Town Supervisor

# TOWN OF CORTLANDT

Purchasing Department  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
914-734-1046

**Town Board Members**  
JAMES F. CREIGHTON  
CRISTIN JACOBY  
ROBERT E. MAYES  
JOYCE C. WHITE

**Purchasing Director**  
Jennifer Glasheen

## *PURCHASING DEPARTMENT*

### *REPORT TO THE TOWN BOARD*

*MONTH OF NOVEMBER 2025*

***PURCHASE ORDERS PROCESSED***

***122***

***APPROXIMATE PURCHASING VOLUME***

***\$70,467***

***AWARDED BIDS/RFP***

***BID#2025-15 Sewage Pumps***

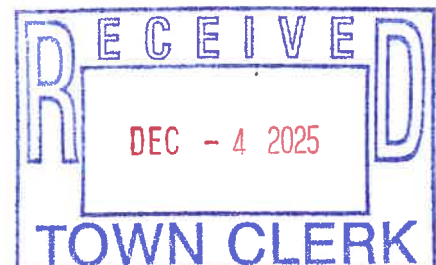
### ***SCHEDULED BIDS/RFP'S***

***RFP#02-2025 Unarmed Security Services TBD***

***RFB#2025-18 UNIFORM APPAREL (DES)***

*Respectfully yours,*

*Jennifer S. Glasheen*  
*Director of Purchasing*





# TOWN OF CORTLANDT

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1030

**DEBRA A CARTER**  
RECEIVER OF TAXES

December 1, 2025

Honorable Richard Becker  
Supervisor, Town of Cortlandt  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Dear Supervisor Becker:

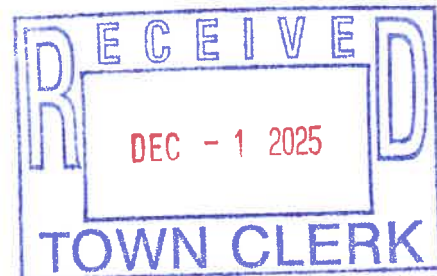
Pursuant to Chapter 283, Section 281 of the Westchester County Administrative Code 1948, I herewith submit this statement of all monies collected by the Tax Office for the month of November 2025.

Please note the new format which adds the Tax Warrant and percentage of collection.

Sincerely,

Debra A Carter

Receiver of Taxer



**TOWN OF CORTLANDT  
RECEIVER OF TAXES  
DEBRA A CARTER  
NOVEMBER 1, 2025 TO NOVEMBER 30, 2025**

Description	Tax Warrant	Balance to Collect at 11/1/2025	Percent of Warrant to be Collected	Amount Collected in November 2025	Unapplied	Credit Card Fees	Other Fees	MISC	Over/Short	Uncollected Balance at 11/30/2025	Percent of Warrant to be Collected
<b>School Taxes 2025-2026</b>											
Croton Harmon *	43,158,938.00	17,171,376.32	39.79%	304,889.34							
Hendrick Hudson	49,078,103.00	22,868,146.17	46.60%	361,403.48						16,866,486.98	39.08%
Lakeland *	53,429,092.00	25,498,973.42	47.72%	180,145.02						22,506,742.69	45.86%
Putnam	3,916,704.00	1,925,248.46	49.15%	33,223.02						25,318,828.40	47.39%
Yorktown	1,696,700.00	843,800.34	49.73%	5,756.09						1,892,025.44	48.31%
<b>Total School Taxes *</b>	<b>151,279,537.00</b>	<b>68,307,544.71</b>	<b>45.15%</b>	<b>885,416.95</b>						838,044.25	49.39%
School Penalty 2025-2026				17,114.18						67,422,127.76	44.57%
<b>Town &amp; County 2025</b>											
Town & County	60,179,068.56	382,013.47	0.63%	23,434.13							
Town & County 2025 Penalty				2,343.43						358,579.34	0.60%
<b>Total Current Warrants</b>	<b>211,458,605.56</b>			<b>928,308.69</b>						67,780,707.10	32.05%
Liens		2,002,120.15		94,495.10						1,907,625.05	
Lien Interest				40,056.90							
Installment Plan		27,452.64		-							
Installment Plan Interest										27,452.64	
Total Lien & Interest				134,552.00							
<b>Base &amp; Interest</b>				<b>1,062,860.69</b>		<b>1,260.54</b>		<b>110.00</b>	<b>0.37</b>	<b>1,064,231.60</b>	

11/4/25 Replacement check for twice rejected check #0042235926 in the amount of \$7,059.14 on batch # 10062025H by chase

Account#	Account Description	Fee Description	Qty	Local Share
	Marriage License	marriage license	10	175.00
	One Day Officiant License	One Day Officiant License	3	50.00
	TOWN CLERK FEES	Birth Certificates	85	850.00
		Death Certificates	243	2,430.00
		Dog Release Fee	1	25.00
		EZPass	2	50.00
		Genealogy	1	44.00
		Marriage Copy	42	420.00
		Marriage Officiant	1	25.00
		Sub-Total:		\$4,069.00
A2544	Dog Licensing	Exempt Dogs	1	0.00
		Female, Spayed	19	171.00
		Female, Unspayed	4	60.00
		Male, Neutered	12	108.00
		Male, Unneutered	5	75.00
		Sub-Total:		\$414.00
			Total Local Shares Remitted:	\$4,483.00
Amount paid to: NYS Ag. & Markets for spay/neuter program				58.00
Amount paid to: Nystatedept. For Marriage Lic.				225.00
Total State, County & Local Revenues:		\$4,766.00	Total Non-Local Revenues:	\$283.00

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Laroue Rose Shatzkin, Town Clerk, Town of Cortlandt, during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.




Supervisor                      Date                      Town Clerk                      Date

**RESOLUTION**

**DRAFT**

**NUMBER XX-25**

**(RE: AUTHORIZE UPDATES TO THE PROCEDURES RELATED TO MAINTAINING THE TOWN'S FLEET INVENTORY TO ALIGN WITH THE STATE CLIMATE SMART COMMUNITY FLEET INVENTORY REQUIREMENTS)**

**WHEREAS**, the Town maintains a Fleet Inventory listing all the Town owned vehicles;  
and

**WHEREAS**, it is the responsibility of the Fleet Manager to update and maintain the Town's Fleet Inventory;

**WHEREAS**, the Town is updating its Fleet Inventory policy to align with the Climate Smart Community requirements of PE3 Action: Fleet Inventory (attached);

**WHEREAS**, based on the revised policy, the Fleet Inventory will be updated quarterly on March 31<sup>st</sup>, June 30<sup>th</sup>, September 30<sup>th</sup>, and December 31<sup>st</sup>; and

**WHEREAS**, the Fleet Inventory will be updated with all the eleven information categories required under the Climate Smart Community PE3 Action: Fleet Inventory including: Model Year, Year Purchased, Make, Model, Drivetrain Type, (2-wheel, 4-wheel, or all-wheel drive), Type of Fuel/Power Source (e.g., gasoline, diesel, compressed natural gas, electricity), Miles per Gallon (MPG) Rating, Class: light-duty, medium-duty, or heavy-duty, Gross Vehicle Weight Rating (GVWR), Vehicle Function (i.e., the tasks associated with the vehicle's use), Town Department Associated with Vehicle; and

**NOW, THEREFORE, BE IT RESOLVED**, the Supervisor hereby authorizes updates to the procedures for maintaining the Fleet Inventory to align with Climate Smart Community requirements of PE3 Action: Fleet Inventory.

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

**Adopted on December 9, 2025  
at a Town Board Meeting  
held at Town Hall**



**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(AUTHORIZE THE SALE OF A PORTION OF SBL 55.9-2-1.1 TO DHIP GROUP/JAM STORAGE, LLC FOR ACCESS TO A PROPOSED SELF-STORAGE FACILITY SUBJECT TO PERMISSIVE REFERENDUM)**

**WHEREAS**, DHIP Group/Jam Storage, LLC has applied to the Planning Board for Site Plan Approval and for Wetland, Steep Slope and Tree Removal permits for the construction of an approximately 60,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd.; and

**WHEREAS**, during the Site Plan review process, the Applicant was able to demonstrate that it would be less environmentally impactful to have access to the proposed self-storage facility through a portion of Town-owned property with an SBL of 55.9-2-1.1 located on Memorial Drive compared to other alternatives; and

**WHEREAS**, the Applicant's attorney submitted a letter dated October 17, 2025 to the Town Supervisor requesting to purchase the property; and

**WHEREAS**, the Applicant has offered to pay \$145,000 for this portion of property plus provide the Town storage space of at least 400 s.f. in perpetuity; and

**WHEREAS**, the Town has no other use for the portion of the property requested by DHIP Group/Jam Storage, LLC; and

**WHEREAS**, this sale is contingent upon the Applicant receiving all necessary approvals from the Town Planning Board and outside agencies to construct its proposed self-storage facility; and

**WHEREAS**, the Planning Board issued a Negative Declaration pursuant to SEQRA at its December 2, 2025 Meeting;

**NOW, THEREFORE, BE IT RESOLVED** that the Town approves the sale of a portion of SBL 55.9-2-1.1 to DHIP Group/JAM Storage, LLC for \$145,000 plus a minimum of 400 s.f. of storage area for the Town.

**BE IT FURTHER RESOLVED** that this Resolution shall be subject to Permissive Referendum and shall be posted and published as required by law.

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

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NO.**

**(AUTHORIZE REFUND OF DEPOSIT FOR HILLVIEW COURT (SBL 45.9-1-26) AND  
LAKEVIEW AVENUE (SBL 45.9-1-27))**

**WHEREAS**, the Town had an auction consisting of 5 properties which concluded in September 2025; and

**WHEREAS**, two of the properties were Hillview Court (SBL 45.9-1-26) and Lakeview Avenue (SBL 45.9-1-27); and

**WHEREAS**, the Town approved the winning bids from Arcangelo Cipriano at its October 2025 Meeting pursuant to Resolution number 276-25; and

**WHEREAS**, after further investigation, the winning bidder requested a return of his down payments since these two properties have existing Town stormwater and drainage infrastructure located on them; and

**WHEREAS**, Town staff has reviewed and has recommended to the Town Board returning the down payments to Mr. Cipriano;

**NOW, THEREFORE, BE IT RESOLVED** that the Town approves the request of Arcangelo Cipriano for the return of his down payments for Hillview Court (SBL 45.9-1-26) and Lakeview Avenue (SBL 45.9-1-27).

**BE IT FURTHER RESOLVED** that neither the Town nor Absolute Auctions & Realty, Inc. shall return any portion of the down payment that should be attributed to Absolute Auctions & Realty, Inc.

**BE IT FURTHER RESOLVED** that no portion of the down payments shall be returned that would require the Town to lose money on this transaction.

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

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**



**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(RE: ADOPT THE CAPITAL IMPROVEMENT PROGRAM 2026-2030)**

**BE IT RESOLVED**, that the Town Board of the Town of Cortlandt does hereby does hereby adopt the Capital Improvement Program covering the years 2026-2030.

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

**Adopted on December 9, 2025  
At a Regular Meeting  
Held at Town Hall**



# TOWN OF CORTLANDT

## DEPARTMENT OF TECHNICAL SERVICES

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

John Schembari  
**Dir. Code Enforcement**

Arthur D'Angelo, Jr., P.E.  
**Deputy Dir. D.O.T.S.**

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1060  
Fax #: 914-734-1066

**Town Supervisor**  
Dr. Richard H. Becker

**Town Board**  
James F. Creighton  
Cristin Jacoby  
Robert E. Mayes  
Joyce White

### Memorandum

**To:** Dr. Richard Becker – Town Supervisor  
Town Board

**Cc:** Laroue Shatzkin, Town Clerk  
Claudia Vahey, Director of Operations  
CIP Committee

**From:** Michael Preziosi, P.E. – Director, Department of Technical Services

**Re:** **DRAFT 2026 – 2030 Capital Improvement Project**

**Date:** December 1, 2025

---

Supervisor Becker and Members of the Town Board,

Find attached the list of Capital Improvement Projects “CIP” developed by the Capital Improvement Committee. The CIP list is a 5-year planning tool, with its intent to be consistent and supportive of the Town’s long-range plans and policies for providing services and programs to its citizens. The CIP list is meant to assist with prioritizing the needs of the community while identify financing methods to coordinate with the annual budget, ensuring the Town uses the most economical and efficient means of scheduling and financing capital projects. Please note that a project listed does not mean commitment of funding. Furthermore, a project’s schedule may also be decelerated or accelerated based on available Town funds, grants or financial aid and commitment from State and Federal Officials and programs. The development of the CIP is required by Chapter 9 of the Town of Cortlandt Town Code.

The report was prepared by the Town of Cortlandt Department of Technical Services with input and feedback by the CIP Committee consisting of:

- Michael Preziosi, P.E. – Director, Department of Technical Services
- Stephen J. Ferreira, P.E. – Director, Department of Environmental Services
- Ken Sherman – Director of Recreation and Conservation
- Chris Kehoe – Director of Community Development and Planning
- Matt Logerfo – Director of IT
- Ann Scaglione / Patty Robcke – Town Comptroller

The CIP Committee prepares this report annually. It is derived from numerous monthly Department Head and Projects Meetings, chaired by the Town Supervisor and his staff.

The attached CIP List provides a summarized description, type (e.g. building, highway, parks), proposed build year project cost, while identifying the year(s) expenditures are anticipated to occur and how the project will be funded.

A projects status and funding are color coded. Cells are accented to demonstrate concept (pink), detailed design (orange), permitting (blue) and construction (green). Expenditure is color coded by text, with red representing design costs only and black total project cost. For the next fiscal year (2026), text that is bolded, underlined and italicized represents anticipate expenditure authorized by Town Board Resolution.

A project's build year estimated cost is provided. Costs are estimated based on similar project expenditures, compiled bid tabulations, RSMeans Data and generally accepted best practices of construction estimation. The costs should be considered an order of magnitude based on the generic project scope. Costs are inflated annually to an anticipate building year using available consumer price indexing, labor rates and published construction inflation.

When a project is selected to by the Town Board to be constructed, the scope of the project is refined and updated estimate is prepared. The Town Board then authorizes a project to be bid or requests for proposals to be obtained. For construction projects, estimates are revised numerous times during detailed designed (60%, 90% and prior to bid). The CIP list is revised with these costs.

Funding of projects normally come from a variety of Federal, State and County funding programs. Some examples are the Federal Economic Development Agency, NYS Consolidated Funding Program and Westchester County's Community Development Block Grant. Most outside funding sources are a percentage match, with the Town committing to such and any additional expenditure not covered by the funding source. Town funding is obligated through its annual budget, with the primary budget lines being the general, highway or a special district fund.

Find as follows the Town's Draft 2026-2030 CIP, to be received and filed by the Town Board at its December 2025 Town Board Meeting. After discussion it will be adopted and the final version of the CIP will be available in the Town's Clerk's Office and Department of Technical Services.



Travis Ave. Pocket Park (Sept. 2025)



**TOWN OF CORTLANDT**  
**CAPITAL IMPROVEMENT PROJECTS**  
**2026-2030**

Project Description	Type	2026	2027	2028	2029	2030	Build Year Est. Project Cost	Grant Amount	Funding Source
7th & 8th Street Highway Garage Improvements	Buildings	\$49,500	\$330,000				\$330,000		Town
Amberlands Water Tank Rehabilitation	Water	\$49,500		\$330,000			\$330,000		CCWD
Annsville Circle Welcome Signage	Highway		\$49,500		\$330,000		\$330,000		Highway
Annsville Waterfront "AWE" Sewer and Water Main Extension	Utilities	\$218,750		\$10,500,000	\$7,000,000		\$17,500,000	\$12,000,000	Sp. Dis. & West. Cnty
Arlo Lane Dome Repair and Roof Replacement	Buildings			\$20,000		\$200,000	\$200,000		Highway
Arlo Lane Stockpile Removal & Wetlands Mitigation	Other		\$4,500,000				\$4,500,000		Town
Battery Place Bridge and Craft Lane Bridge Demolition	Bridges			\$3,750,000			\$3,750,000		Highway
Bleakley House Demolition	Buildings			\$375,000			\$375,000		Town
Cook Pool - 26 Hillside Drive Camp Building	Park - Facilities		\$58,580		\$585,800		\$585,800		Town
Cook Pool - Filtration Improvements	Park - Facilities	\$120,000		\$1,200,000			\$1,200,000		Town
Cortlandt Boulevard East Sewer Expansion Area	Sewer				\$287,500		\$2,875,000		Sp. District
Cortlandt Boulevard Variable Message Sign(s)	Highway	\$65,000					\$65,000		Highway
East of Hudson Phosphorous Reduction Basin (401 Croton Ave)	Drainage	\$32,500		\$325,000			\$325,000		Town
EV Charging Stations - Cortlandt Youth Center 3 Memorial Drive	Utilities	\$24,000					\$24,000		Town
EV Charging Stations - Cook Pool Campus 293 Furnace Dock Road	Utilities	\$24,000					\$24,000		Town
Furnace Woods Sewer Improvement Area	Sewer	\$2,846,250					\$6,325,000	\$2,894,000	Sp. District
Gallows Hill Culvert Replacement	Drainage			\$108,750		\$1,450,000	\$1,450,000		Highway
MOD Traffic and Offsite Improvements	Highway		\$3,400,000	\$3,400,000			\$6,800,000		Sp. District
Mohegan Colony Water Main Replacement	Water					\$510,000	\$6,800,000		CCWD
Mongero Veterans Memorial Park Improvements	Park - Facilities	\$125,000					\$125,000		Town
Montrose Route 9A - TOD Sewer Extension	Sewer		\$472,500	\$168,750		\$6,750,000	\$13,500,000		Sp. District
Morabito Community Center - Building Ext Façade/Sidewalks/Steps/Lights	Buildings	\$975,000					\$975,000		Town
Morabito Community Center - Building HVAC	Buildings		\$115,000				\$115,000		Town
Morabito Community Center - Building Addition and Interior Alterations (Bricks)	Buildings		\$3,000,000				\$3,000,000	\$2,400,000**	State (Other)
Morabito Community Center - Recreation Improvements	Park - Facilities	\$105,000	\$2,100,000				\$2,100,000		Town
Morabito Community Center - Parking Lot Paving	Park - Facilities	\$2,500,000					\$2,500,000		Town
Nyberg Room AV Upgrades	Buildings	\$26,000					\$26,000		Town
Rick Lane Booster Station Upgrade	Water	\$18,750		\$150,000			\$150,000		CCWD
Root Street Culvert Replacement	Drainage					\$115,000	\$1,150,000		CCWD
Root Street Watermain Replacement Phase I - Completion	Water	\$225,000	\$950,000				\$3,800,000		CCWD
Root Street Watermain Replacement Phase II	Water	\$2,850,000	\$950,000				\$3,800,000		CCWD
Security Camera Upgrades - DES	Buildings		\$75,000				\$75,000		Town
Security Camera Upgrades - Town Hall	Buildings		\$125,000				\$125,000		Town
Security Camera Upgrades - Youth Center	Buildings			\$25,000			\$25,000		Town
Security Camera Upgrades - Nature Preserve	Building			\$81,000			\$81,000		Town
Cortlandt Ridge Sewer Pump Replacement	Sewer		\$11,875		\$95,000		\$95,000		Sp. District
Sprout Brook Park - Accessible Playground	Parks - Playground				\$109,375	\$875,000	\$875,000		Town
Sprout Brook Park - Bridge Replacement	Bridges	\$231,250		\$1,850,000			\$1,850,000		Highway
Sprout Brook Park - Multipurpose Field - Turf Conversion	Parks - Fields				\$278,125	\$2,225,000	\$2,225,000		Town
Sprout Brook Park - Multipurpose Field Lighting	Park - Facilities		\$84,375	\$675,000	\$25,315	\$675,000	\$675,000		Town



TOWN OF CORTLANDT  
CAPITAL IMPROVEMENT PROJECTS  
2026-2030

Project Description	Type	2026	2027	2028	2029	2030	Build Year Est. Project Cost	Grant Amount	Funding Source
Sprout Brook Park - Little League Field Lighting	Park - Facilities	\$16,000	\$425,000				\$425,000		Town
Sprout Brook Park - Dugout Repairs and Sheds	Park - Facilities	\$9,375	\$125,000				\$125,000		Town
Sprout Brook Park - Restroom and Concession Building Rehab	Park - Facilities			\$16,875	\$225,000		\$225,000		Town
Town Hall - Key Card Access	Buildings	\$45,000					\$45,000		Town
Town Hall - Roof Repair	Buildings				\$112,500		\$1,500,000		Town
Town Hall - Server Replacement	Buildings	\$100,000					\$100,000		Town
Valeria Sewer Plant Upgrade & Odor Control Construction	Sewer		\$1,600,000				\$1,600,000	\$1,600,000**	Sp. District
Waterfront Park - Riverview Avenue Sidewalk Replacement	Highway		\$625,000				\$625,000	\$200,000	Town
Waterfront Park - Broadway Overlook Improvements	Park - Facilities	\$650,000					\$650,000		Town
Waterfront Park - Boat Launch Extension	Park - Facilities			\$2,450		\$65,000	\$65,000		Town
Waterfront Park - Nature Preserve Upgrade	Park - Facilities			\$14,250		\$375,000	\$375,000		Town
Cortlandt Youth Center - Gymnasium Addition	Buildings					\$131,250	\$1,750,000		Town
Cortlandt Youth Center - Replace Lighting with LED Fixtures	Buildings	\$35,000					\$35,000		Town
Cortlandt Youth Center - Teaching Kitchen, Art Studio Reno, Vestibule Front Entrance	Buildings					\$21,375	\$285,000		Town
Gallows Hill and Pump House Intersection Slope Stabilization	Highway		\$46,875		\$375,000		\$375,000		Town
Maple Row Route 202 Distribution Interconnection	Water		\$185,000				\$185,000		CCWD
Sprout Brook Park - Walking Trail	Park - Facilities					\$14,063	\$375,000		Town
Sprout Brook Park - Uniform Signage	Park - Facilities	\$4,200	\$35,000				\$35,000		Town
Montrose Pocket Park - Shade Structure	Park - Facilities			\$1,325		\$35,000	\$35,000		Town
DES Garage - Roa Hook Improvements	Buildings					\$139,500	\$1,860,000		Town
DES Garage - Roa Hook Solar Canopies	Buildings	\$38,250		\$1,020,000			\$1,020,000		Town
Catch Basin and Drainage Replacement 2231 Maple Ave	Drainage	\$60,000					\$60,000		Highway
Catch Basin Replacement and Drainge Re-lining Westbrook Drive (near 572)	Drainage	\$38,250					\$38,250		Highway
Wallace Pond / Westchester Lake - Water Qaulity Treatment	Other	\$40,000					\$40,000		Town
Spy Pond - Water Quality Treatment	Other	\$18,000					\$18,000		Town
Banon and Tate Avenue - ADA Accessibility Improvements	Highway	\$4,325	\$115,000				\$115,000	\$28,750	Town
Quaker Bridge Road - Monument	Utilities	\$4,125	\$55,000				\$55,000		Town

Yearly Estimated Costs to Complete Design	\$901,525	\$723,705	\$332,400	\$812,815	\$931,188	** Pending Application
Yearly Order of Magnitude Projected Project Costs	\$10,421,500	\$15,330,000	\$23,351,000	\$8,610,800	\$12,650,000	
Authorized Expenditures (Project Estimates and Bid Results) To Date	\$5,927,250					

## Glossary of Terms

Capital Improvement Project – Any project that include studies or physical betterment or improvement, including its furnishings, machinery, apparatus or equipment. Routine improvements that are authorized in the budget annually such as vehicle replacement, annual paving, computer and similar equipment replacement are not included within the CIP List.

Funding – Source of capital to pay for goods and projects.

Town – Authorized by Cortlandt Town Board by resolution, assessed against General Town and Town Outside Village budget lines.

Highway – Authorized by Cortlandt Town Board by resolution, assessed against Highway Fund.

CCWD – Cortlandt Consolidated Water District

Special District – Town Board approved drainage, roadside frontage, sewer and sewer improvement areas.

NYS Sources – Department of Environmental Conservation (DEC), Environmental Facilities (EFC), Dormitory Authority (DASNY), State and Municipal Facilities (SAM).

State Other – Grants obtained through the Consolidated Funding Application such as water improvement infrastructure act (WIIA), water quality improvement (WQIP), etc...

Federal – Economic Development Agency, Congressional Member Items, etc...

Project Types – Generic categorization of project descriptions.

Buildings – Community Centers, Highway Operations, Town Hall and similar.

Drainage – Projects consisting of storm sewer replacement (e.g. pipes, structures, basins).

Highway – Projects consisting of road reclamation, sidewalks and similar infrastructure.

Parks Facilities – Buildings and structures that support seasonal recreational activities.

Utilities – Combined utility projects (water, sewer, gas, electric).

Status – Generic identification of project timeline.

Concept – Projects identified as necessary, developed no further than basic scope.

Detailed Design – Projects that have been authorized for design and bid by Town Board.

Permitting – Projects that are awaiting approvals from outside agencies (i.e. Fed, State, County).

Construction – Projects that are in construction.

**RESOLUTION**

**DRAFT**

**NUMBER X-25**

**(AUTHORIZING THE SETTLEMENT OF A TAX CERTIORARI  
WITH SCHIMMECK REALTY COMPANY, LLC FILED FOR THE YEARS 2023 &  
2024 AND 163 UNION AVENUE, LLC FILED FOR THE YEAR 2025,  
2127 CROMPOND ROAD)**

**WHEREAS**, Schimmeck Realty Company, LLC filed a tax certiorari for the years 2023 and 2024; and

**WHEREAS**, 163 Union Avenue, LLC filed a tax certiorari for the year 2025; and

**WHEREAS**, after discussions and review with the Town Assessor it was deemed that a reduction in the roll would be appropriate; and

**WHEREAS**, it is necessary to review and approve this reduction;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Attorney be and hereby is authorized to execute two (2) Consent Judgments and Stipulation of Settlement with respect to the above referenced tax certiorari proceedings as follows:

**Tax Map No.: 34.5, Block 7, Lot 13 (Index Nos.: 68161/2023 & 72446/2024)**

<b>Assess.</b>	<b>Assessed Valuation</b>		<b>Amount of</b>
<b><u>Year</u></b>	<b><u>Reduced From</u></b>	<b><u>Reduced To</u></b>	<b><u>Reduction</u></b>
2023	\$37,700	\$26,596	\$11,104
2024	\$37,700	\$25,724	\$11,976

**Tax Map No.: 34.5, Block 7, Lot 13 (Index No.: 73573-25)**

<b>Assess.</b>	<b>Assessed Valuation</b>		<b>Amount of</b>
<b><u>Year</u></b>	<b><u>Reduced From</u></b>	<b><u>Reduced To</u></b>	<b><u>Reduction</u></b>
2025	\$37,700	\$26,378	\$11,322

**BE IT FURTHER RESOLVED**, that upon approval of the Justice of the Supreme Court, all appropriate steps will be taken by the appropriate Town Officials to effectuate the changes herein.

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

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**



SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF WESTCHESTER

-----X  
In the Matter of the Application of

163 Union Avenue, LLC,

Petitioner,

ORDER AND JUDGMENT

Index No. 73573-25

- against -

Cortlandt, Town of,

Respondent,

The Lakeland Central School District,

Intervenor-Respondent,

For Review of the Assessment of Certain Real  
Property in the Town of Cortlandt,  
New York

-----X  
The petitioner, having duly filed and served the Notice and Petition to review the property tax assessment fixed by the Town of Cortlandt for the Assessment Year 2025, for purposes of taxation upon certain real property located at 2127 Crompond Road, Town of Cortlandt, and known as Section 34.5, Block 7, Lot 13, on the Official Assessment Map of the Town of Cortlandt, and

The issues of these proceedings having been duly assigned and scheduled for trial at the Tax Certiorari Part of this Court, and the petitioner having appeared by Watkins & Watkins, by Liane V. Watkins, Esq., and the respondents having appeared by their Town Attorney, Thomas F. Wood, Esq., and the Intervenor-Respondent Lakeland Central School District having appeared by Shaw, Perelson, May & Lambert, LLP, by Ira S. Levy, Esq., and the parties having agreed as set forth in this Order, it is

ORDERED, ADJUDGED and DECREED that the assessment of the petitioner's property upon the assessment roll of the Town of Cortlandt, be and hereby is reduced, corrected and fixed as follows:

Assessment Year	Reduced from	Reduced to	Assessment Reduction
2025	\$37,700	\$26,378	\$11,322

and it is further,



ORDERED, ADJUDGED and DECREED that the allocations between land and improvements of said assessment, as reduced, shall be left to the sole discretion of the Assessor of the said municipality, and it is further

ORDERED, ADJUDGED and DECREED that the officer or officers having custody of the assessment roll upon which the above-mentioned assessment and any taxes levied thereon is entered shall correct said entry in conformity with this Order and Judgment and shall note upon the margin of said roll, opposite said entry, that the same has been corrected by the authorization of this Order and Judgment, and it is further

ORDERED, ADJUDGED and DECREED that there shall be audited, allowed and paid to the petitioner by the Town of Cortlandt, the amounts paid by petitioner as Town taxes, and taxes relating to any special taxing district for which the Town collects such taxes, as appropriate, against the original assessment in excess of what the taxes would have been if said assessment made in the aforesaid year had been made as determined by this Order and Judgment, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of said excess taxes, and interest as provided by Section 726 of the Real Property Tax Law, and it is further

ORDERED, ADJUDGED and DECREED that there shall be audited, allowed and paid to the petitioner by the Lakeland Central School District, the amount paid by the petitioner as School taxes against the original assessment in excess of what the taxes would have been if the assessment made in the aforesaid year had been made as herein determined by this Order and Judgment, together with interest as provided by Section 726 of the Real Property Tax Law, and it is further

ORDERED, ADJUDGED and DECREED that the County Legislators of the County of Westchester, State of New York, be and are hereby directed and authorized to audit, allow and pay to the petitioner the amounts, if any, of County, Judiciary, Sewer and other special district taxes for which the County collects such taxes, which were paid by the petitioner as taxes against the said original assessment in excess of what the taxes would have been if the said assessment made in the aforesaid year had been made as determined by this Order and Judgment, together with the interest as provided by Section 726 of the Real Property Tax Law, and it is further

ORDERED, ADJUDGED and DECREED that all payments hereinabove directed to be made by respondents, the Town of Cortlandt, and/or any of the various taxing authorities, be made by check, payable to Watkins & Watkins, as attorney for the petitioners and shall be mailed to Watkins & Watkins, 340 US 202, Somers, New York 10589, and a written statement setting forth the refund calculation shall be provided by the taxing authority along with the refund check, and it is further

ORDERED, ADJUDGED and DECREED that all payments are to be held by Watkins & Watkins as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law Section 475

and it is further

ORDERED, ADJUDGED and DECREED that interest required to be paid hereby shall be waived in the event that payment is made within sixty (60) days from the date of service of this Order and Judgment with notice of entry upon the respective taxing districts and proof of payment of County taxes, and it is further

ORDERED, ADJUDGED and DECREED, that the Commissioner of Finance of Westchester County be served with a copy of the Court Order, together with proof of payment of State, County, Judiciary, Sewer and any other special district taxes, and it is further

ORDERED, ADJUDGED and DECREED that this Order and Judgment hereby constitutes and represents full settlement of the tax review proceedings herein, and that there are no costs or allowances awarded to, by or against any party and that upon compliance with the terms of this Order and Judgment the above entitled proceedings be and the same are settled and discontinued with prejudice.

Dated:

White Plains, New York

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HON. ANNE E. MINIHAN, J.S.C.

SIGNING AND ENTRY OF THE WITHIN  
ORDER IS HEREBY CONSENTED TO:

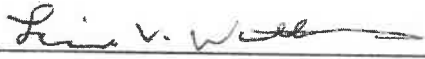
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Thomas F. Wood, Esq.  
Town Attorney  
Town of Cortlandt  
1 Heady Street  
Cortlandt, New York 10567  
914-736-0930  
tfwesq@townofcortlandt.com

---

Shaw, Perelson, May & Lambert, LLP  
By: Ira S. Levy, Esq.  
Attorneys for Intervenor-Respondent  
115 Stevens Avenue  
Valhalla, New York 10595  
914-741-9870  
ilevy@shawperelson.com

---

  
Watkins & Watkins  
By: Liane V. Watkins, Esq.  
Attorney for Petitioner  
340 US 202  
Somers, New York 10589  
914-428-1292  
watkins@watkinsandwatkinslaw.com

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF WESTCHESTER

File No.: 21465/sd

----- X  
In the Matter of the Application of

STIPULATION OF DISCONTINUANCE

SCHIMMECK REALTY COMPANY, LLC

Tax Year

Index No.

2025/26

72575/2025

Petitioner,

- against -

THE BOARD OF ASSESSORS AND THE  
BOARD OF ASSESSMENT REVIEW OF  
THE TOWN OF CORTLANDT

Town of Cortlandt


Section: 34.5 Block: 7 Lot: 13

Respondent.  
----- X

IT IS HEREBY STIPULATED AND AGREED, by and between the undersigned, that the above proceedings be and the same hereby are discontinued without costs to either party as against the other and that this stipulation may be filed without further notice with the Clerk of the Court.

Dated: Garden City, New York  
November 26, 2025

SCHRODER & STROM, LLP  
Attorneys for Petitioner

By:   
ANTHONY FORZAGLIA, ESQ.  
585 Stewart Avenue, Suite 660  
Garden City, NY 11530  
(516) 742-7430

AGREED AND CONSENTED TO:

By: \_\_\_\_\_  
MICHAEL CUNNINGHAM, ESQ.  
Deputy Town Attorney  
1 Heady Street  
Cortlandt, NY 10567

FILE NO. 21465/nrm

At an IAS Term of the Supreme Court of the  
State of New York, held in and for the  
County of Westchester, at White Plains,  
New York, on the \_\_\_\_\_ day of  
\_\_\_\_\_, 202\_\_.

P R E S E N T :

**HON. ANNE E. MINIHAN, J.S.C.,**

Justice.

----- X

In the Matter of the Application of

**CONSENT ORDER  
AND JUDGMENT**

**SCHIMMECK REALTY COMPANY, LLC,**

Petitioner,

Tax Year	Index No
2023/24	68161/2023
2024/25	72446/2024

- against -

**THE BOARD OF ASSESSORS AND THE  
BOARD OF ASSESSMENT REVIEW OF THE  
TOWN OF CORTLANDT,**

Tax Map ID  
Section: 34.5 Block: 7 Lot: 13

Respondents,

-and-

**THE LAKELAND CENTRAL SCHOOL DISTRICT,**

2127 Crompound Road  
Cortlandt Manor, NY 11567

Intervenor-Respondent,

To review a certain real property assessment  
under Article 7 of the Real Property Tax Law.

----- X

Petitioner having heretofore served and filed Notices of Petition and Petitions to review the assessments made by the Town of Cortlandt for the assessment years 2023/24 and 2024/25 upon certain property located at 2127 Crompound Road, Cortlandt Manor, NY 11567 in the Town of Cortlandt and designated as Tax Map ID Number Section 34.5, Block 7, Lot 13 upon the tax map and assessment roll of the Town of Cortlandt.

The issues of these proceedings having duly come before this Court, and Petitioner having appeared by SCHRODER AND STROM, LLP, ANTHONY FORZAGLIA, ESQ., and Respondent TOWN OF CORTLANDT having appeared by MICHAEL CUNNINGHAM, ESQ.,

and Intervenor-Respondent THE LAKELAND CENTRAL SCHOOL DISTRICT having appeared by Shaw, Perelson, May & Lambert, LLP, IRA S. LEVY, Esq.;

Now, upon the consent of the parties as indicated by the signatures of the attorneys for each of the respective parties hereto, and due deliberation having been had thereon, it is hereby:

**ORDERED, ADJUDGED AND DECREED** that the assessment of Petitioner's real property designated as set forth above on the tax map and assessment roll of the Town of Cortlandt be reduced and amended as follows:

<b>Lot 13: Assessment Roll Year</b>	<b>Original Assessment</b>	<b>Corrected Assessment</b>	<b>Reduction</b>
2023	\$37,700	\$26,596	11,104
2024	\$37,700	\$25,724	11,976

**ORDERED, ADJUDGED AND DECREED** that the officer or officers having custody of the aforesaid assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margins of said rolls, opposite of said entries, that the same have been corrected by the authority of this Order, and it is further

**ORDERED, ADJUDGED AND DECREED** that there shall be audited, allowed and paid to the Petitioner by the Town of Cortlandt, the amount of all Town taxes paid, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of any excess taxes, by the Petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid yeas had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further,

**ORDERED**, that there shall be audited, allowed and paid to the petitioner by the

Lakeland Central School District, the amount of School taxes paid by the petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further;

**ORDERED AND DIRECTED**, that the County Legislators of the COUNTY OF WESTCHESTER, State of New York, be and are hereby directed and authorized to audit, allow and pay to the petitioner the amount, if any, of State, County, Judiciary, Fire and Sewer District taxes paid by the petitioner as taxes against the erroneous assessments in excess of what the taxes would have been if the said assessments had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further;

**ORDERED AND DIRECTED**, that the Commissioner of Finance of COUNTY OF WESTCHESTER be served with a copy of this judgment with notice of entry, together with proof of payment of State, County, Judiciary, Sewer and any other Westchester County special district taxes, and it is further;

**ORDERED AND DIRECTED**, that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; except that in the event the refund of taxes is paid within sixty (60) days from the date of service of a copy of this judgment with Notice of Entry, then interest is waived; together with the amounts of interest and penalties, if any, paid on the excess of any of the aforesaid taxes by reason of delinquent payment, and it is further;

**ORDERED AND DIRECTED**, that all tax refunds herein above directed to be paid by respondent, TOWN OF CORTLANDT, and/or any of the various authorities, be made by check or draft payable to the order of SCHRODER & STROM, LLP, as attorneys for the petitioner, who is to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to

Judiciary Law §475 and it is further;

**ORDERED, ADJUDGED AND DECREED** that this Order and Judgment hereby constitutes and represents full settlement of the tax review proceedings herein, and that there are no costs or disbursements awarded to, by or against any party and that upon compliance with the terms of this Order and Judgment, the above proceedings shall be, and the same hereby are, settled and discontinued with prejudice.

ENTER

Dated: \_\_\_\_\_

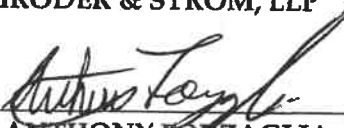
J.S.C.

White Plains, New York

**SIGNING AND ENTRY OF THE WITHIN  
ORDER AND JUDGMENT IS HEREBY  
CONSENTED TO:**

**SCHRODER & STROM, LLP**

**TOWN OF CORTLANDT**

By:  Dated 11/20/2025  
**ANTHONY FORZAGLIA, ESQ.**  
Attorney for Petitioner  
585 Stewart Avenue, Suite 660  
Garden City, NY 11530  
516-742-7430/516-742-7433 Fax

By: \_\_\_\_\_ Dated \_\_\_\_\_  
**MICHAEL CUNNINGHAM, ESQ.**  
Attorney for Respondents  
Deputy Town Attorney  
1 Heady Street  
Cortlandt Manor, NY 10567  
(914) 736-0930

**Shaw, Perelson, May & Lambert, LLP**

By: \_\_\_\_\_ Dated \_\_\_\_\_  
**IRA S. LEVY, ESQ.**  
Attorneys for Intervenor-Respondent  
115 Stevens Avenue  
Valhalla, NY 10595  
914-741-9870



**DRAFT**

**RESOLUTION**

**NO.**

**(AUTHORIZING THE SETTLEMENT OF A  
TAX CERTIORARI WITH SEAN BARTON & LINDSEY BARTON)**

**WHEREAS**, Sean Barton and Lindsey Barton filed a tax certiorari for the year 2025; and

**WHEREAS**, after discussions and review with the Town Assessor it was deemed that a reduction in the roll would be appropriate; and

**WHEREAS**, it is necessary to review and approve this reduction;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Attorney be and hereby is authorized to execute a Consent Judgment and Stipulation of Settlement with respect to the above referenced tax certiorari proceedings as follows:

**Tax Map No.: 12.15, Block 1, Lot 10**

<b><u>Assess. Year</u></b>	<b><u>Assessed Valuation Reduced From</u></b>	<b><u>Assessed Valuation Reduced To</u></b>	<b><u>Amount of Reduction</u></b>
2025	\$11,125	\$7,139	\$3,986

**BE IT FURTHER RESOLVED**, that upon approval of the Justice of the Supreme Court, all appropriate steps will be taken by the appropriate Town Officials to effectuate the changes herein.

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

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**

At an IAS Term of the Supreme Court of the State of New York held in and for the County of Westchester, at the County Court House in White Plains, New York.

**PRESENT:**

**HON. ANNE E. MINIHAN, J.S.C.**

**Justice.**

**X**

**In the Matter of the Application of**

**SEAN BARTON AND LINDSEY BARTON,**

**Petitioner,**

**- against -**

**THE ASSESSOR OF THE TOWN OF CORTLANDT,  
THE BOARD OF REVIEW OF THE TOWN OF  
CORTLANDT and THE TOWN OF CORTLANDT,**

**Respondents.**

**CONSENT  
JUDGMENT**

**Index No.**

**71836/25**

**For Review Under Article 7 of the RPTL.**

**X**

The above Petitioner having heretofore filed and served the Notice and Petition to review the tax assessment fixed by the Town of Cortlandt for the 2025 assessment year upon certain real property located at 26 Hillcrest Avenue, and designated as Section 12.15, Block 1, Lot 10 on the Official Assessment Map of the Town of Cortlandt, and

The issues of these proceedings having duly come on for trial at an IAS Term of this Court, and the Petitioner having appeared by **WILLIAM E. SULZER, ESQ.**, of Griffin, Coogan, Sulzer & Horgan, P.C., and the Respondents

having appeared by **THOMAS F. WOOD, ESQ.**, Town Attorney, and the parties having made their settlement,

**ORDERED, ADJUDGED, AND DECREED**, that the assessment on the above-referenced property be and the same are hereby reduced, corrected, and fixed for the assessment year as follows:

<u>Year</u>	<u>Original Assessment</u>	<u>Reduced Assessment</u>	<u>Reduction</u>
2025	11,125	7,139	3,986

and so reduced and confirmed, it is further

**ORDERED, ADJUDGED, AND DECREED**, that the officer or officers having custody of the assessment rolls upon which the above-mentioned assessment and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite of said entries, that the same has been corrected by the authority of this order, and it is further

**ORDERED, ADJUDGED, AND DECREED**, that there shall be audited, allowed, and paid to the Petitioner by the **TOWN OF CORTLANDT** the amount of all Town, Fire, Sewer, Library or any other ad valorem taxes and collection fees, together with the proportionate share of any interest and penalty paid by reason of

delinquent payment of said excess taxes, paid by the Petitioner as taxes against the said erroneous assessment in excess of what the taxes would have been if the said assessment made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

**ORDERED, ADJUDGED, AND DECREED**, that there shall be audited, allowed, and paid to the Petitioner by the **LAKELAND CENTRAL SCHOOL DISTRICT** the amount of all School and/or library taxes paid by the Petitioner as taxes against the said erroneous assessment in excess of what the taxes would have been if the said assessment made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

**ORDERED, ADJUDGED AND DECREED**, that there shall be audited, allowed and paid to the Petitioner by the **MOHEGAN FIRE DISTRICT** the amount of all Fire taxes, together with the proportionate share of any interest and penalty paid by reason of delinquent payment of said excess taxes, paid by the Petitioner as taxes against the said erroneous assessment in excess of what the taxes would have been if the said assessment made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

**ORDERED, ADJUDGED, AND DECREED,** that the County Legislators of the **COUNTY OF WESTCHESTER**, State of New York, be and are hereby directed and authorized to audit, allow and pay to the Petitioner the amount, if any, of State, County, Judiciary and Sewer District taxes paid by the Petitioner as taxes against the erroneous assessment in excess of what the taxes would have been if the said assessment had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

**ORDERED, ADJUDGED, AND DECREED,** that the Commissioner of Finance of Westchester County be served with a copy of this judgment with notice of entry, together with proof of payment of State, County, Judiciary, Sewer and any other Westchester County special district taxes, and it is further

**ORDERED, ADJUDGED, AND DECREED,** that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; provided, however, interest shall be waived in the event that payment is made within sixty (60) days from the date of service of this Order with notice of entry, time of the essence, with notice of entry upon the respective taxing authorities, and with respect to the Commission of Finance only, such Order shall be served with proof of payment of taxes, and it is further

**ORDERED, ADJUDGED, AND DECREED,** that all tax refunds hereinabove directed to be made by respondent, the **TOWN OF CORTLANDT**

and/or any of the various taxing authorities, be made by check or draft payable to the order of **GRIFFIN, COOGAN, SULZER & HORGAN, P.C.**, as attorneys for the Petitioner, who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law §475 and it is further

**ORDERED, ADJUDGED, AND DECREED**, that this Order hereby constitutes and represents the full settlement of each of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.


Dated:

**ENTER,**

\_\_\_\_\_  
**HON. ANNE E. MINIHAN, J.S.C.**

**SIGNING AND ENTRY OF THE WITHIN  
ORDER IS HEREBY CONSENTED TO:**

\_\_\_\_\_  
**THOMAS F. WOOD, ESQ.**  
Attorney for Respondents  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, New York 10567  
(914) 736-0930  
tfwesq@aol.com

  
\_\_\_\_\_  
**WILLIAM E. SULZER, ESQ.**  
Griffin, Coogan, Sulzer & Horgan, P.C.  
Attorneys for Petitioner  
51 Pondfield Road,  
Bronxville, New York 10708  
(914) 961-1300  
wes@gcshlaw.com

**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(APPROVE REQUEST OF SS. PETER AND PAUL BYZANTINE CATHOLIC CHURCH FOR AN EVENT AT THE CORTLANDT WATERFRONT PARK)**

**WHEREAS**, the Director of DES received a letter from the pastor of Ss. Peter and Paul Byzantine Catholic Church located in Peekskill to hold an event at the Cortlandt Waterfront Park to bless the Hudson River; and

**WHEREAS**, the event would take place on January 6, 2025 at approximately 10 AM; and

**WHEREAS**, the event would last approximately thirty minutes and the crowd would likely be no larger than thirty people;

**NOW, THEREFORE, BE IT RESOLVED** that the Town approves the request of Ss. Peter and Paul Byzantine Catholic Church for an event at the Cortlandt Waterfront Park on January 6, 2025 subject to the Church providing its certificate of insurance naming the Town of Cortlandt as an additional insured for the event.

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

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**RE: (REQUEST FOR RESOLUTION / AUTHORIZE CONTRACTS/AWARD BID  
WITH RESPECT TO SEWAGE PUMPS RFB#2025-15)**

**WHEREAS**, the Purchasing Director previously advertised for bids for equipment services; and

**WHEREAS**, said bids were received and opened by the Purchasing Director on November 5, 2025 and reviewed by Town of Cortlandt DES Engineering; and

**WHEREAS**, the Town of Cortlandt will award multiple bidders for SEWAGE PUMPS for each category based on item best meeting Engineering Technical Specifications:

**EMMONS METRO LLC, 453 NORTH PEARL STREET, ALBANY NY 12204,**  
whose bid was **HYDROMATIC 40 RDP 4 X 4 PRIMER PUMP FLANGED FOR**  
**\$23,356;** and

**CORE AND MAIN LP, 650 SHEAFE ROAD, POUGHKEEPSIE NY 12601** whose  
bid was **MODEL T-4HCP NON CLOG SELF PRIMING SOLIDS HANDLING**  
**PUMP FOR \$6,252.95** and

**WHEREAS**, it is the recommendation of Department of Environmental Services that the bid be awarded to the vendors meeting technical specifications at the lowest bid;

**NOW, THEREFORE, BE IT RESOLVED**, that the Supervisor be, and hereby is, authorized to execute contracts in accordance with the bid specifications previously prepared; and

**BE IT FURTHER RESOLVED**, the Comptroller is authorized to amend the Budget if necessary.

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

**Adopted December 9, 2025  
At a Regular Meeting  
Held at Town Hall**



RESOLVED, that under the provisions of Section 27 of the Town Law, the Town Officials, Officers, and Employees of the Town of Cortlandt, whose names are hereinafter set forth, shall receive a salary for their respective offices or positions, effective January 1, 2026.

Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
<b>AGING</b>					
Mahoney, Dawn	Director, Office of Aging	40	12T/4	55.5587	115,562
Ferguson, Rebecca	Recreation Supervisor	40	9T/6	49.4520	97,504
	Nutrition Director				5,356
Wassil, Melissa	Recreation Assistant	35	5WC/2	33.7583	61,440
<b>YOUTH</b>					
Curran, Robert	Recreation Leader	35	6WC/1	33.8528	61,612
Luposello, Lindsey	Youth Advocate	40	10T/6	50.1991	104,414
Anderson, Lisa	PT/Recreation Attendant			18.22	
Atrope, Jordan	PT/Recreation Attendant			18.22	
Chan Chee, Jacqueline	PT/Recreation Attendant			18.22	
Curry, Lindsey	PT/Recreation Attendant			18.22	
Ferracane, Robyn	PT/Recreation Attendant			20.73	
Fuentes, Sandra	PT/Recreation Attendant			18.22	
Gauthier, Dawn	PT/Recreation Attendant			22.87	
Glashoff, John	PT/Recreation Attendant			22.87	
Glashoff, Matt	PT/Recreation Attendant			20.73	
Gomez Tzul, Gianna	PT/Recreation Attendant			18.22	
Mahoney, John	PT/Recreation Attendant			22.87	
Mollino, Victor	PT/Recreation Attendant			18.22	
Morabito-Rose, Maria	PT/Recreation Attendant			20.73	
Murphy, Julie	PT/Recreation Attendant			20.73	

Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
Robertine, Ashley	PT/Recreation Attendant			18.22	
<b>ASSESSOR'S OFFICE</b>					
Denise Knauer	Assessor	40	2025 +3.5%	81.3722	169,254
Weisner, Cydrieka	Assessment Assistant	35	8WC/4	44.6759	81,310
Bizzoco, Daniel	PT/Assessment Aide	17	2025 +3.5%	49.1692	
<b>CLERK</b>					
Shatzkin, Laroue	Town Clerk	40	Elected	65.9318	125,992
	Registrar of Vital Stat.				11,146
	Election Coordinator		(per Election)	692.27	
Shafiullah, Amanda	Deputy Town Clerk	40	10T/2	40.5698	84,385
	Dep-Reg. of Vital Stat.		Quarterly	963.75	3,855
	Election Coordinator		(per Election)	692.27	
Bruederlein, Lisa	Sr. Office Asst., AS	35	6WC/5	41.5605	75,640
	Sub-Reg. of Vital Stat.		Quarterly	882.25	3,529
	Election Coordinator		(per Election)	692.27	
Toback, Tina	Sr. Office Asst., AS	35	6WC/5	41.5605	75,640
	Sub-Reg. of Vital Stat.		Quarterly	900.50	3,602
	Election Coordinator		(per Election)	692.27	
Montero, Jennifer	PT/Permit Clerk		3WC/5	35.0000	
	Sub-Reg. of Vital Stat.		Quarterly	535.61	
<b>COMPTROLLER</b>					
Scaglione, Ann	Comptroller	40		94.5433	196,650
Njarakunnel, George	Deputy Comptroller	40	15T/5	73.3895	152,650
D'Agostino, Donna	Staff Asst./Fin. & Admin.	40	11T/6	53.7606	111,822
Fox, Lynn	Payroll Clerk	35	10WC/4	52.9616	96,390
	NYS Retirement Coordinator				

<b>Department Employee Name</b>	<b>Civil Service Title</b>	<b>Hours per Week</b>	<b>Grade and Step</b>	<b>Hourly Rate</b>	<b>2026 Salary</b>
Sabogal, Martha	Senior Account Clerk	35	6WC/5	41.5605	75,640
Castro, Benjamin	Senior Acct. Clerk	35	6WC/5	41.5605	75,640

#### **CODE ENFORCEMENT**

Schembari, John	Director, Code Enforce.	40	14T/3	63.6010	132,290
Mansfield, Matthew	Fire Inspector	40	8WC/1	38.3068	79,678
Hunt, Steven	Animal Warden/Pkg Enf. Off.	40	3WC/5	35.0000	72,800
Miller, Falon	Office Asst/AS	35	4WC/5	36.0907	65,685

#### **DEPARTMENT OF ENVIRONMENTAL SERVICES**

Ferreira, Stephen	Director, DES	40		113.0462	235,136
Gross, Christopher	Dep. Dir., DES	40		96.1539	200,000
Edwards, Christina	Dep. Dir., DES/Admin	40	11T/6	53.7606	111,822
McIntyre, Brian	Working Superintendent, DES	40	14T/4	66.7539	138,848
Colbran, Inga	Senior Acct. Clerk	35	6WC/5	41.5605	75,640
Laughlin, Alice	Office Assistant/AS	35	4WC/5	36.0907	65,685

#### **ENGINEERING**

Preziosi, Michael	Director, DOTs	40		108.8746	226,459
D'Angelo,Jr.,Arthur	Deputy Director, DOTs	40	14T/6	76.3731	153,029
	Road Paving Coord.				5,827
Brosnan, Catherine	Assistant Civil Engineer	40	11WC/5	71.1351	147,961
Sari, Wilmer	Engineer Tech - Civil	40	10WC/3	50.3140	104,653
Walsh, Lisa	Sr. Off. Asst./Off. Mgr.	35	7WC/5	43.7484	79,622

#### **INFORMATION TECHNOLOGY**

Logerfo, Matthew	Technical Support Spec.	40	15T/3	66.2337	137,766
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Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
Bassell, Joseph	Jr. Network Specialist	35	10WC/2	47.7979	86,992
<b>JUSTICE</b>					
Judges (2)	Town Justice	35	Elected	28.3506	51,598
Stewart, Audrey	Court Clerk	40	12T/4	55.5587	115,562
Pereira, Maria	Court Clerk II	40	2025 +3.5%	43.2890	90,041
Sinchi, Nancy	Asst. Court Clerk II/Spanish	35	5WC/3	35.5369	64,677
Daw-Hernandez, Adrena	PT - Assistant Court Clerk		4WC/2	30.9468	
Narsingh, Farina	PT - Assistant Court Clerk		5WC/5	39.3746	
<b>LAW DEPT</b>					
Wood, Thomas	Town Attorney	16	17A/5 2/5	214.2452	178,252
Cunningham, Michael	Deputy Town Attorney	40		96.1539	180,000
	Legal Counsel - Paramedics				10,000
Dunderdale, Noel	PT/Confidential Scty.		6WC/5	41.5605	
Paul, Debbie	Coord., Admin. Services	40		45.2640	94,149
<b>NUTRITION</b>					
Alvarez, Albert	PT/Food Service Helper		2025 + 3.5%	19.28	
Attinelly, Robert	PT/Messenger		2025 + 3.5%	19.28 /hr	
Casey, Thomas	PT/Sub Driver		2025 + 3.5%	21.62 /hr	
Cunningham, Cameron	PT/Messenger		2025 + 3.5%	19.28 /hr	
Di Sisto, Roseann	PT/Messenger		2025 + 3.5%	19.28 /hr	
Dosanjos, Ramiro	PT/Sub Driver		2025 + 3.5%	19.28 /hr	
Harkins-Senik, Marlene	PT/Sub Driver		2025 + 3.5%	20.32 /hr	
Hotz, Jonathan	PT/Driver		2025 + 3.5%	19.28 /hr	
Pergola, Carol	PT/Nutrition Driver		2025 + 3.5%	26.49 /hr	
Zwick, Stacey	PT/Food Svce. Helper		2025 + 3.5%	21.93 /hr	

Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
<b>PLANNING</b>					
Kehoe, Christopher	Deputy Director, DOTS	40	16T/6	92.8842	171,779
	Planning Board Meetings				5,328
	Local Waterfront Rev. Proj.				5,839
	ZBA Advisor				4,897
	Grant Administrator				5,356
LaVarnway, Heather	Planner	40	15T/3	66.2337	137,766
Robbins, Michelle	Senior Assistant Planner	40	12T	76.3534	158,815
	(16 hrs/reimbursed - Town of East Fishkill)				
Cesarini, Marykim	Sr. Clerk	40	5WC/5	39.3755	81,901
Planning Board Chairperson	Appointed		Quarterly	1983.25	7,933
Planning Board Members	Appointed		Quarterly	1490.25	5,961
<b>PURCHASING</b>					
Glasheen, Jennifer	Purchasing Director	40	15T/6	77.2520	160,684
Cioffoletti, Teresa	Deputy Purchasing Director	35	8WC/5	47.0292	85,593
Doyle, David	Cent. Supplies Coord.	40	8WC/5	47.0294	97,821
Conklin, Carol	Messenger	40	1WC/5	31.7188	65,975
<b>DEPARTMENT OF RECREATION &amp; CONSERVATION</b>					
Sherman, Kenneth	Superintendent, Rec.	40		69.5265	144,615
Popkin, Lesley	Asst. Superintendent, Rec.	40	13T/6	65.5347	136,312
Anderson, Colleen	Senior Youth Aide	40	9T/6	49.1178	97,504
	Cert. Preventive Prof. & Coalition Coord.				4,661
Fisher, Timothy	Recreation Supervisor II	40	11T/6	53.7606	111,822
Giovinco, Emma	Senior Office Asst, AS	35	6WC/5	41.5605	75,640
Kroohs, Gregory	Recreation Supervisor	40	9T/4	42.6125	88,634
LaFave, Janice	Interm. Account Clerk	35	5WC/5	42.4979	71,662
	Administrative Detail				5,684
Peterson, Deanna	Recreation Supervisor	40	9T/4	42.6125	88,634

Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
<b>RECEIVER OF TAXES</b>					
Carter, Debra	Receiver of Taxes	40	Elected	69.8895	145,370
Cruz, German	Dep. Tax Rec./Sr. Acct. Clk.	40	2025 +3.5%	42.6534	88,719
Lalchandani, Jeazette	PT - Senior Account Clerk		6WC/2	35.6352	
Wyskida, Lisa	Senior Account Clerk	35	6WC/5	41.5605	75,640
<b>SUPERVISOR</b>					
Becker, Richard	Supervisor	40	Elected	89.4231	186,000
Vahey, Claudia	Director of Operations	40		77.2520	160,684
	Drug Free/EAP Coord.		Quarterly	1708.75	6,835
Carroll, Dianne	Senior Clerk	35	2025 + 3.5%	43.8742	79,851
Peterson, Judi	Conf. Sect. to Supervisor	35	2025 + 3.5%	50.2468	91,449
Sinchi, Elvia	Sr. Office Asst/AS	35	6WC/5	41.5605	75,640
<b>TOWN BOARD</b>					
Councilperson (4)	Councilperson	35	Elected	15.6918	28,559
James Creighton	Deputy Supervisor		Quarterly	666.50	2,666
<b>ZONING</b>					
Zoning Board Chairperson	Appointed		Quarterly	1,425.50	5,702
Zoning Board Members	Appointed		Quarterly	1,109.50	4,438
Legal Counsel					10,000
<b>FLOATERS</b>					<b><u>2026</u></b>
Brian Mehra			2025+3.5%		22.29
Sharon Irving			2025+3.5%		22.29
Jane Vulfs			2025+3.5%		44.91

Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
Francis Goderre, Tollhouse Clerk/Seasonal			2025+3.5%		22.95
Peter Hegarty, Cleaner			2025+3.5%		21.42
<b>FOREMAN/GENERAL FOREMAN</b>					
Celli, Kenneth	General Foreman/Water/Sewer		15BC/7		53.48
Pardee, Fred	General Foreman/Parks		14BC/7		52.02
DiNardo, Joshua	General Foreman		14BC/7		52.02
Ward, Ivan	Lead Maint. Mechanic/Automotive		14BC/7		52.02
Mann, Thomas	Lead Maint. Mechanic/Sanitation		14BC/7		52.02
<b>BLUE COLLAR EMPLOYEES</b>					
Feenstra, Robert	Asst. General Foreman		11ABC/6		48.16
Milbury, Michael	Asst. General Foreman		11ABC/6		48.16
Curry, Joseph	Asst. General Foreman		11ABC/6		48.16
Auto Mechanics	All Departments		11BC/5		46.25
Rec. Maint Repairman			11BC/5		46.25
Water Maint Man			11BC/5		46.25
Heavy MEO			10BC/5		45.34
Custodian/Bus Driver			9BC/5		45.34
Motor Equip Operator			8BC/5		44.26
Meter Readers			7BC/5		43.24
Building Caretaker			7BC/5		43.24
Skilled Laborer			7BC/5		43.24
Animal Control Officer			6BC/5		42.53
DES Worker/ESW/Laborer			5BC/6		41.80
Chauffeur's Helper (summer WC)			2BC/5		24.05
Laborer's Helper			1BC/5		21.56

Department Employee Name	Civil Service Title	Hours per Week	Grade and Step	Hourly Rate	2026 Salary
<b>NORWEST</b>					
McKay, Edward	Director	40	9WC/4 f-AFSCME	50.9125	105,898
McGuinness, Erin	Program Supervisor	35	6WC/2 f-AFSCME	35.6352	64,856
Rothstein, Stephan	Program Coordinator	40	8WC/2 f-AFSCME	40.3246	83,875

**NOTE:** Effective January 1, 2026 - All minimum wage employees will receive \$17.00/hour in accordance with New York State law.

**\*RESOLVED, as follows:**

1. Salaries by titles are based on employees having reached the top step of the appropriate salary schedules.
2. In addition to the above listed salaries, all union employees who are entitled to longevity will receive payments in accordance with the Union Contract as approved by the Town Board.
3. That all Elected Officials of the Town shall receive the same benefits as the Town Attorney, Town Comptroller, Director of Technical Services, and Director of Environmental Services with the exception of sick, vacation, and personal time.

**\*\*BE IT FURTHER RESOLVED,**

1. That the Comptroller is hereby authorized to amend the budget with respect to the above.



**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**RE: (AUTHORIZE A SALARY INCREASE FOR PART-TIME EMPLOYEES AT NOR-WEST)**

**WHEREAS**, Ed McKay, Director of Nor-West has asked the Town Board to consider a salary increase for part-time employees at Nor-West; and

**WHEREAS**, Nor-West receives funding from New York State (NYS) Office of People with Developmental Disabilities (OPWDD) to cover salaries, along with other program costs, and

**WHEREAS**, the NYS OPWDD has approved a rate increase to be allocated to staff salaries, and

**WHEREAS**, the Town Board has agreed to this request; and

**NOW, THEREFORE, BE IT RESOLVED**, all part-time employees at Nor-West are authorized an increase in accordance with the request of the Director of Nor-West, effective January 1, 2026; and

**BE IT FURTHER RESOLVED**, The Town Comptroller is hereby authorized to amend the budget as necessary.

<b>Name</b>	<b>Position</b>	<b>Hourly Rate</b>
Rosa Aftyka	Rec Aide	\$21.02
Cherly Balestra-Rowlands	Supervisor	\$30.66
Cindy Belcastro	Supervisor	\$30.66
Peter Coulianos	Bus Driver	\$26.50
Elif Curti	Supervisor	\$29.68
Jenna DeGrazia	Rec Aide	\$19.65
Abigail Dixon	Rec Aide	\$17.49
Dianne Doty	Office Asst	\$22.11
Alana Dwyer	Rec Aide	\$17.49
Sharon Gelfand	Rec Aide	\$21.39
Caroline Groome	Rec Aide	\$19.08
Kelly Kilmer	Rec Aide	\$21.57
Kelly Kilmer	Supervisor	\$28.62
Angie Maffettone	Bus Driver	\$32.76
Mike Mason	LG/SWI	\$21.20
Richard Papa	Rec Aide	\$21.02
Linda Welch	Rec Aide	\$24.61
Randy Wilson	Bus Driver	\$28.62
Pam Zicca	Supervisor	\$31.96

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

**Adopted on December 9, 2025  
at a Regular Meeting  
held at Town Hall**

**RESOLUTION****NUMBER X-25****RE: (AUTHORIZE A SALARY INCREASE FOR PART-TIME EMPLOYEES AT NOR-WEST)**

**WHEREAS**, Ed McKay, Director of Nor-West has informed the Town Board of provisions in the New York State (NYS) 2025/2026 budget specific to the Office for People with Developmental Disabilities ("OPWDD"); and

**WHEREAS**, OPWDD is the oversight body for the Nor-West program; and

**WHEREAS**, the 2025/2026 NYS Budget contains provisions to provide for a 2.6 percent Targeted Inflationary Increase (TII) for OPWDD programs and service providers; and

**WHEREAS**, in compliance with the TII, Ed McKay, Director of Nor-West asked the Town Board to consider a one-time payment to part time Nor-West employees dedicated to the program and on staff throughout the current year; and

**WHEREAS**, Nor-West receives funding from NYS OPWDD to cover salaries, along with other program costs, and

**WHEREAS**, the NYS OPWDD will fund this one-time payment to part time employees, and

**WHEREAS**, the Town Board has agreed to this request; and

**NOW, THEREFORE, BE IT RESOLVED**, Nor-West part-time employees indicated in this resolution are authorized to receive a one-time payment on or before December 31, 2025, and

**BE IT FURTHER RESOLVED**, The Town Comptroller is hereby authorized to amend the budget as necessary.

<b>Name</b>	<b>Amount</b>	<b>Name</b>	<b>Amount</b>
Angie Maffettone	\$ 1,020.05	Mike Mason	\$ 71.40
Randy Wilson	1,447.39	Richard Papa	1,638.07
Rosa Aftyka	881.15	Linda Welch	659.30
Jenna DeGrazia	396.59	Cherly Balestra-Rowlands	165.95
Abigail Dixon	135.84	Cindy Belcastro	325.79
Alana Dwyer	218.88	Elif Curti	75.60
Sharon Gelfand	293.26	Pam Zicca	250.26
Kelly Kilmer	844.99	Dianne Doty	908.82

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

**Adopted on December 9, 2025  
at a Regular Meeting  
held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(RE: AUTHORIZE THE APPOINTMENT OF ED TANDY AS A PART TIME EMPLOYEE IN  
THE RECREATION DEPARTMENT FOR THE YOUTH CENTER)**

**NOW, THEREFORE BE IT RESOLVED**, that Ed Tandy be appointed in the Recreation Department, with a start date of December 10, 2025. This appointment is subject to completion of drug screening and background check.

**BE IT FURTHER RESOLVED**, Mr. Tandy shall be compensated at an hourly rate of pay of \$18.00.

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

**Adopted on December 9, 2025  
at a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(RE: AUTHORIZE THE APPOINTMENT OF THE FOLLOWING SEASONAL EMPLOYEES  
IN THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR THE YEAR 2025)**

**NOW THEREFORE BE IT RESOLVED**, the following seasonal employees will be appointed in the Department of Environmental Services, with a start date of (See Below) and an end date four months thereafter. This appointment is subject to completion of drug screening.

SANITATION	NAME	START DATE
	Christopher Walker	12/10/2025

**BE IT FURTHER RESOLVED**, all temporary employees in the Department of Environmental Services shall be compensated at an hourly rate of pay of \$18.00.

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

**Adopted on December 9, 2025  
at a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(RE: APPOINT 2025 WINTER SEASONALS)**

**RESOLVED**, pursuant to Town Board Policy adopted on February 11, 1997, that the following be and hereby are appointed as seasonal employees in the Town of Cortlandt Government to work in various departments and divisions with a start date of December 16, 2025 and an end date of January 30, 2026.

TOWN HALL	NAME	DEPARTMENT
	Kaitlyn Taormina	Code Enforcement

**BE IT FURTHER RESOLVED**, all temporary seasonal employees in Town Hall shall be compensated at an hourly rate of pay of \$18.00.

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

**Adopted on December 9, 2025  
at a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-25**

**(RE: AUTHORIZE AN INTERMITTENT LEAVE OF ABSENCE FOR AN EMPLOYEE  
IN DES – HIGHWAY EFFECTIVE FEBRUARY 25, 2025)**

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

Employee ID # 559230 – Effective February 25, 2025 – December 31, 2025

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

**Adopted on December 9, 2025  
at a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**DRAFT**

**NUMBER X-25**

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

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

Employee ID # - 822440 - Effective November 12, 2025 – November 11, 2026

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

**Adopted on December 9, 2025  
at a Regular Meeting  
Held at Town Hall**