



TOWN OF CORTLANDT

OFFICE OF THE TOWN CLERK

Town Clerk
LAROUÉ R. SHATZKIN

Deputy Town Clerk
AMANDA SHAFIULLAH

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
P: 914-734-1020 F: 914-734-1102
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, Laroué 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,

Laroué Shatzkin



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REGULAR MEETING

TOWN BOARD AGENDA – SEPTEMBER 16, 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 July 15th, 2025 and the August 5, 2025 Regular Meeting.

PUBLIC HEARINGS

HEARING OF CITIZENS – AGENDA ITEMS ONLY

REPORTS

Receive and File the following:

2024-2025 18-Month Interim MS4 Report.

For the month of July 2025 from the Recreation Department.

For the month of August 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:

1. Letter from Resident of 23 East Hill Road regarding License Agreement. (See Resolution 5)

RESOLUTIONS

1. Approve Updated Rate and Sludge Fee for the Sewer District Operated by Jonas Basty's, Inc.
2. Authorize Acceptance of OASAS Grant SOR III and Extend Contract for Teen Services.
3. Adopt tax-payment extension for Active Duty Military Personnel pursuant to Real Property Tax Law Section 925-d.
4. Authorize Joint Application with Buchanan for Bannon and Tate Avenue Sidewalk Replacement.
5. Authorize a License Agreement with 23 E. Hill Road.
6. Indemnify members of the unincorporated association preserving the Old Van Cortlandville Cemetery on Oregon Road.

7. Authorize an Account at NYCLASS Municipal Investment Pool.
8. Amend Water Meter Replacement Policy (Resolution 122-25) for members of the Cortlandt Consolidated Water District.
9. Authorize a Leak Adjustment for Resident of 22 Skylark Drive.
10. Authorize a Settlement with Resident of 59 Old Oregon Road.
11. Authorize a Contract with Global Compliance Network with respect to Online Employee Training.
12. Update Master Fee Schedule.
13. Authorize Fireworks for Family Fun Day.
14. Authorize a Load-only Fireworks Permit for Graystone in Tarrytown.
15. Authorize Road Closure for Annual Fall Block Party on Laurie Road for October 18, 2025, with a rain date of October 19, 2025.
16. Agenda items for DOTS:
 - a. Authorize Bid of Root Street/Hollowbrook Lake Watermain Replacement.
 - b. Authorize Design of Broadway Overlook/Riverview Park Memorial Rehabilitation.
 - c. Authorize 3 Month Agreement with LaBella Associates for Fire Inspection Services.
 - d. Authorize Purchase of Plant Material for Cortlandt Waterfront Park.
17. Appoint Cydrieka Weisner Provisionally to the title of Assessment Assistant.
18. Appoint Hope Minichino as an Administrative Intern.
19. Amend Resolution 219-25 Appointing Josh DiNardo to the title of General Foreman
20. Authorize increase for Part-Time Employees at the Youth Center.
21. Authorize an Intermittent Leave of Absence in DES – Sanitation.
22. Authorize a Leave of Absence in DES – Sanitation.

23. Authorize a Leave of Absence in DES.

ADDITIONS TO THE AGENDA

BUDGET TRANSFERS - NONE

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

ADJOURNMENT

NEXT TOWN BOARD MEETING

October 21, 2025 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com



A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on **July 15, 2025** with the following elected officials and appointed staff in attendance:

| | |
|--------------------------|----------------------|
| RICHARD H. BECKER | Supervisor |
| JOYCE WHITE | Councilmember |
| CRISTIN JACOBY | Councilmember |
| ROBERT MAYES | Councilmember |
| JAMES CREIGHTON | Councilmember |

Also present:

| | |
|-----------------------------|--|
| TOM WOOD | Town Attorney |
| MICHAEL CUNNINGHAM | Assistant Town Attorney |
| LAROUÉ ROSE SHATZKIN | Town Clerk |
| AMANDA SHAFIULLAH | Deputy Town Clerk |
| PATRICIA ROBCKE | Comptroller - ABSENT |
| MICHAEL PREZIOSI | Director, DOTS |
| CLAUDIA VAHEY | Human Resources Coordinator- ABSENT |
| STEPHEN FERREIRA | Director, DES |
| JOE BASSELL | Junior Network Specialist |

MEETING CALLED TO ORDER

The meeting was called to order at 7:07 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 The Repair Café on June 28th and Assembly member Dana Levenberg hosted a Senior forum themed "Sustaining our Seniors: Happy, Healthy Hobbies" both events were hosted in the Nyberg room of Town Hall. The Summer Concert Series will continue at the Riverfront Park with concerts on July 24th, July 31st, and the final one on August 7th. There will be a concert on Friday August 1st the 42nd Infantry Division Band from Camp Smith will be performing.

The Mt. Carmel Society Italian Feast begins on Wednesday July 17th until Sunday July 20th with a firework display on Wednesday and Sunday. On August 20th at 11:00 A.M the Town will host a Senior Citizens and Veterans Recognition Day Picnic at Charles Cook Pool, registration is required by August 11th. The Town will host an Annual Youth Center Pool Party on August 22nd, registration is required. On August 5th, Westchester County Mobile Clerk's Office will be at Town Hall at 10:00 A.M. The Mobile Office will allow you residents to apply for a passport, have photographs taken, and ask any questions related to the Clerk's office.

The Town would like to honor a resident, Benjamin Sankar, an Eagle Scout with Troop 49 who worked on the Community Gardens project at Lake Meahagh. Benjamin updated the garden beds that is now flourishing with vegetables and flowers. The Town Board presented Benjamin Sankar with a Certificate of Appreciation.

Supervisor Becker commented about the Composting Program that the Town of Cortlandt currently has with two drop off sites at Senior Center off Westbrook Drive and Memorial Drive near the Youth Center. The compost is sold commercially, residents can purchase it, and the Town gives away a truck load on Earth Day to residents. The compost cannot be mixed with regular garbage as it is contaminated. The Town was able to secure a CREST (Community, Resiliency, Economic Sustainability, and Technology) from Senator Peter Harekham for the purchase of an electric garbage truck for composting in the amount of \$300,000. The garbage truck is about \$450,000 and the remainder of the cost would be paid for with either another grant the Town applied for and possibly shared costs with the Village of Croton. The Town Board looked at the costs and disagree on the truck. Supervisor Becker stated we will continue the meeting and open the floor to the community during the Hearing of Citizens on Agenda Items Only.

TOWN BOARD REPORTS

Councilperson Robert Mayes gave his report OF NOTE:

Councilperson Mayes commented the Cortlandt American Little League Allstar team is playing first sectional championship this week and wishes them luck. Councilperson Mayes spoke not in favor of composting. Councilperson Mayes stated composting is good policy and good for the environment but, he is not sure curbside pickup for compost is fiscally responsible, can it be executed and, is it truly worth it for the Town. He went on to say the cost of the new electric truck minus the CREST grant would be \$150,000 plus an additional \$8,500 for electrician costs in order to wire up chargers for the truck so in total about 160,000 in up front costs. In addition, to the maintenance cost because the Town's current mechanics are not trained in electric vehicles. Training the Town mechanics in electric vehicles would also be at a cost. In the pilot program plan this truck would require a driver for one day a week pick up, there is also another truck, and Ford F-150 for more remote areas, which would require another driver which all leads to increased labor costs. Over the past six months, each Department Head has some to a work session to speak and update the Town Board on their department which is insightful but the universal ask to the Town Board for each department has been to increase staff. Councilperson Mayes asked Supervisor Becker about the budget for next year. Supervisor answered the report

received from the Comptroller states the program is budget neutral and the amount of regular garbage pick up goes down as the amount of compost garbage increases. Councilperson Mayes responded the Town currently budget plan for next year is not looking good and now is not the time to add new programs. He also states the program's cost savings is very minimal overall and if the program is successful than the town will need to expand which means it will cost more for more equipment, staff, and labor. He also spoke about the Town Wide Facilities Assessment that he took an interest in and stated the Town assessed about \$396,698.00 in repairs which would need to be built into the budget next year. Councilperson Mayes expressed his concern about the Town being able to execute this program and the staffing issues that go along with it. He stated he would be interested in seeing the data and a study about composting before implementing a pilot program in the Town of Cortlandt.

Councilperson Cristin Jacoby gave her report

OF NOTE:

Councilperson Jacoby thanked all the residents who were in attendance for tonight's meeting and glad they all came to voice their opinions. Councilperson Jacoby commented she is not in favor of the curbside composting program. She states taxpayers of this Town would not want the Town Board to spend money the Town does not have and approving this composting program will do that. Councilperson Jacoby stated she is pro-composting she fully supported the Town first drop-off composting program but it was not as successful as the Town Board hoped. She went on to speak about her Youth Council Advisory Board who developed a strategy on way to enhance the current compost program. She states her background is in municipal finance for fifteen years therefore she is very knowledgeable and well informed in municipal budgets and this curbside composting program falls into two categories, finances and logistics. The finance portion is the Town is at a financial inflection point and the Town Board decisions over the next few years will have severe and long-lasting implications for the continued provisions of services to which the residents are accustomed to.

Councilperson Jacoby stated the Supervisor Puglisi always spoke of keeping the Town's taxes low and is also a primary goal for her as Town Board member so raising taxes less than one percent over thirty years of inflation is going to be problematic. Which is why when the Town Board choose to spend tax payers' dollars we want to be sure it is important such as road paving. The Town Board in May 2025 approved 1.7 million dollars for road pavement which covered a small amount of street on a long list of streets that require pavement. Not being able to repave all streets on the list is considered a budget gap.

The Town-Wide Facilities Assessment lead by Councilperson Mayes and White stated it required \$400,00.00 in immediate costs but over the year with rebuilds and maintenance could become tens of millions over the next X amount of years. These costs are enormous and are going to affect the quality of the services the residents of the Town have accustomed too and for the recreational facilities and programs children have. Councilperson Jacoby stated during last year's budget season she was against spending no expenditures solely because they provide a good photo-op and invest in our critical capabilities for the next several years. The Town was able to stay beneath the tax cap shockingly.

Councilperson Jacoby explained the Town would be responsible to pay \$126,000.00 after with the grant from Senator Harekam. The tipping fee saving could potentially be \$750.00 annually which she welcomes but that savings is not enough to cover the cost of installing a charging station. There is also the logistics of the truck being able to actually serve Cortlandt, Croton, and Buchanan, which the town currently does not pick up garbage in Croton or Buchanan and the cost of laborers for the truck. So yes, a grant is free money but, in this case, not free enough.

There is not enough data to understand the logistics to make the program successful. The comptroller's report is available but it is very basic, not a rigorous analysis. There was not enough data although it was asked at many work sessions. She stated she spoke to residents who are already doing composting and either love it or dislike it, and those that dislike it having a curbside program would not change their situation. The Town of Cortlandt is 40 square miles and the largest town in size in Westchester County which would make the program harder to run if the truck has to drive all throughout the town to pick up compost. Councilperson Jacoby commented Scarsdale is the only Town in Westchester who has curb-side composting because they are smaller in size and wealthier than Town of Cortlandt so are able to take financial risks.

Councilperson Jacoby thanked Assembly member Dana Levenberg for her continued support for the Town of Cortlandt. She thanked all the residents for coming to the meeting and hope everyone can understand how negatively the curbside composting program is for the future budgets for the Town of Cortlandt.

Councilperson James Creighton gave his report
OF NOTE:

Councilperson Creighton commented the Town of Cortlandt being a sustainable community and having a masterplan on doing the right thing and what is best for all of the Town to be aspirational which the Town did with keeping taxes down. He stated the community put the Town Board in office to represent them as persons who think forward, cares about the community, and able to find the right solutions. This composting program is the right thing to go and is budget neutral. The Town is currently working on finding additional funding to pay for the balance of the truck along with shared services with the Village of Croton because they are very interested in the program. Making the curbside composting program makes it easier for residents to compost just like recycling and yard waste are. The Town will continue to push forward and be a certified climate smart community. Councilperson stated food scraps is the number one food waste and the worst at the incinerator.

Councilperson Creighton stated this program would be a pilot program and if the pilot is not successful the Town would own a \$400,000.00 truck that was given by a grant and not costing the tax payers.

Councilperson Joyce White gave her report
OF NOTE:

Councilperson White wished everyone a Happy Summer and stated she attended events in the Town of Cortlandt, including several at the Town Stage which were highlighted in the newsletter. She stated she became aware of the grant in February during a work session and was excited because grant money is free money for the Town, and as a business woman, she understands that. Councilperson White voiced her support for Mother's Out Front, who are in the audience, and explained her thought process as she researched what exactly the \$330,000 grant could be used on, including looking to Scarsdale as an example. She discussed the recognition of a need for a functional EMS Program in Cortlandt and the work that had gone into making that program a successful reality – which she saw in action when she pulled over to let an EMS vehicle by earlier that day. That program didn't happen from a single vote. Councilwoman White stated she is not against composting – that she wants to do this smartly and the right way, and is honored to be sitting here tonight. Councilperson White said she is excited and eager to hear the comments from the public and hopes they will be present when it is time to create a PILOT plan.

APPROVAL OF THE MINUTES

Approve the Minutes for the June 10th, 2025 Regular Meeting and June 18th, 2025 Special Meeting.

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

PUBLIC HEARINGS

HEARING OF CITIZENS – AGENDA ITEMS ONLY

Assemblywoman, Dana Levenberg, spoke in favor of the curbside composting program. She stated she understand all the fiscal responsibilities of running a Town as past Supervisor for Town of Ossining, but believes in sustainability and the composting program is that. Assembly member Levenberg also gave the Town of Cortlandt a \$30,000.00 grant to purchase composting recycling bins for residents.

Westchester County Legislator, Emiljana Ulaj, spoke in favor of the curbside composting program. She stated the Town has picked up 14,000 tons of garbage versus the 22 tons of compost that was dropped off by residents which makes the case stronger for curbside pick up to make it easier for residents.

Dr. Patrick Thomas, Director of Cortlandt Peekskill Paramedics Program, spoke in favor of curbside composting. He commented he is currently a member of the Consecration Advisory Council who have made the current composting program aware in the community but received feedback from residents over and over drop off is not feasible for the residents who want to do

the right thing. He also stated the Town of Cortlandt has been showing communities in Westchester how municipal government is supposed to work.

Jasara Peskie resident of Montrose, spoke not in favor of composting. She stated it feels like the right thing to do but the Town's budget priorities need to focus on core services such as, road maintenance, emergency services, public safety and will also lead to higher property taxes and fees.

Brian Pugh, Croton Village Manager, spoke in favor of curbside composting. He commented the Village of Croton is enthusiastic for join the pilot program for curbside pickup and is ready to share the benefits and burdens. This program is for the persons who has concerns about the environment which is also trying to get through the day but still do the right thing. The Village also had drop off sites for composting but curbside would help and attract more residents.

Wendy Talio, Chairperson of Conservation Advisory Council, spoke in favor of curbside composting. She commented food scraps have to be redirected from incinerators to a composting facility where they can do good. The current drop-off program is not the solution curbside is.

Jess Monette of Montrose, read letter from Superintendent of Hen Hud School District She spoke in favor of composting, she stated "diverting as much food waste from as possible from this incinerator will have measurable impact on our air quality. Please join many of the other Westchester towns that have successfully removed hundreds and tons of food scraps from the waste streams with compost pick up and adopt this program.

Supervisor Becker commented Superintendent Trombley spoke with him and advocated for the composting pick up program because the Town of Cortlandt currently picks up the school in his district garbage for free and the majority of that waste is food scraps. This would save the town money in disposing of the school's garbage in an economical and for the environment.

Donna OMalley of Croton-on-Hudson- who spoke in favor of the curbside composting program. She stated no one knows if having food scraps in the incinerator would affect the air quality but we do know if we do nothing it will definitely not affect it.

Janine Mellilla of 243 Sprout Brook Road spoke in favor of curbside composting program. She commented the program is great for the town and allows seniors who may not be able to drop off their food scraps, people who don't have cars, people whose land does not afford it, and because it is industrial composting.

Ingrid Whitman – spoke in favor of the curbside composting program. She commented curbside composting is the right thing to do, it is the economical, equitable and environmentally sound thing to do.

Warren Smith – 203 9th Street Verplanck – spoke not in favor of curbside composting program. He commented there is not enough data to know what will happen going forward. Mr. Smith asked the Town Board is this program would include two trucks.

Supervisor Becker answered it will be one garbage truck which is under warranty for five years and the company has agreed to train the current DES staff on maintenance of the EV Truck.

Patty Buchanan spoke in favor of curbside composting program by commenting it is time to act to reduce seventy-five percent of the garbage that consists of organic waste that is being burned in Peekskill.

Katrina Krasnansky of Croton on Hudson- spoke in favor of curbside composting program, she commented the Town should do the pilot program for the community to get the quantitative data to see how to move this program forward and make it a success.

Christina Alvarez-Arnold of Croton on Hudson, spoke in favor of composting she commented this is an environmental justice and a way in which everyone can afford to compost and make the right decisions for their families.

Megan Dyer of Cortlandt- spoke in favor of curbside composting she commented this is a pilot program that seems straight forward and will help with climate change.

Melissa Sarno of Cortlandt spoke in favor of curbside composting and is very excited for this program which her and her family have been doing in NYC for year prior to moving to Cortlandt.

Theresa Cardos of Westchester Alliance of Sustainable Solutions who spoke in favor of curbside composting program. She commented this is important to make composting curbside free and easy for over 40,00 residents. It will also reduce waste in an incinerator which will reduce greenhouse gas emissions.

Supervisor Becker commented back in January he met with Senator Harekham and his Chief of Staff, Brian Pugh, to introduce the idea of curbside composting they both liked the idea and stated they would help in finding a grant for the Town of Cortlandt. Ken Jenkins, Westchester County Legislator and Emiljana Ulaj, Town of Cortlandt's legislator were able to get the Town's tipping fees for composting down to \$11.00 from \$35.00. There are so many individuals behind this program and willing to help with their many resources.

REPORTS

Receive and File the following:

For the month of May 2025 from the Recreation Department and DOTS – Code Enforcement Division.

For the month of June 2025 from the Office of the Aging, Purchasing Department, DOTS – Code Enforcement Division, Receiver of Taxes, and the Town Clerk.

OLD BUSINESS:

Receive and File the following:

NEW BUSINESS

Receive and File the following:

1. Letter from Resident regarding intersection of Gallows Hill Road and Pump House Road; Refer to DES.
2. Letter from Senator Peter Harckham awarding \$300,000 for purchase of an EV Sanitation Vehicle through the Community Resiliency, Economic Sustainability, and Technology (CREST) Capital Reimbursement Grant Program.
3. Letter from Dana Levenberg awarding \$30,000 Grant for purchase of Curbside Bins for Food Composting.

Councilperson White made a motion to receive and file the above, seconded by Councilperson Mayes, with all voting **AYE**.

RESOLUTIONS

Councilperson Creighton made a motion to poll the board, seconded by Councilperson White.

Councilperson Mayes voted Nay, Councilperson Jacoby voted Nay, Supervisor Becker voted Yes, Councilperson Creighton voted Yes, Councilperson White abstained from voting under Robert's Rules of Order to remove part of the motion striking out the pilot program because she would like the town to purchase the EV Composting Truck which would allow the Town to use the CREST grant and then revisit the pilot program when the Town Board has more information to execute a pilot program plan.

Town Attorney Tom Wood commented there is currently a motion to amend the current resolution which Councilperson White would need approval from the Town Board members to amend the resolution. However, if you are abstaining from the vote then the motion does not carry because it is a two vote for yes and two votes for nay.

Councilperson Creighton made a motion to amend the agenda to allow for a new amended resolution in the manner that removes the pilot program and included language for a study, which allows the acceptance of all the grants.

Town Clerk Laroue Shatzkin polled the Town Board, Councilperson Mayes abstained, Councilperson Jacoby voted No, Councilperson Becker voted No, Councilperson Creighton voted Yes, Councilperson White voted Yes. The motion did not pass.

RESOLUTION NO. 198-25 RE: Adopt Negative Declaration for Revisions to Chapter 307-45 Accessory Dwelling Units.

RESOLUTION NO. 199-25 RE: Adopt Local Law 4 for Revisions to Chapter 307-45 Accessory Dwelling Units.

RESOLUTION NO. 200-25 RE: Adopt Negative Declaration for Route 6 Downtown Neighborhood Overlay District.

RESOLUTION NO. 201-25 RE: Adopt Local Law 5 for Route 6 Downtown Neighborhood Overlay District.

RESOLUTION NO. 202-25 RE: Extend Contract with Westchester County Police through 2029.

RESOLUTION NO. 203-25 RE: Authorize Salary Resolution for 2025 based on Union Contracts.

RESOLUTION NO. 204-25 RE: Update Master Fee Schedule for 2025.

RESOLUTION NO. 205-25 RE: Authorize Performance Bond for 3 Locust Ave. (SBL 34.5-2-6)

RESOLUTION NO. 206-25 RE: Authorize two-year contract with Pavement Management Group to inventory roadway pavement conditions.

RESOLUTION NO. 207-25 RE: Request the NYS Department of Transportation to add signage prohibiting left turns for those traveling West on 129 at Croton Gorge Park Entrance.

Councilperson Jacoby made a motion to adopt the above resolutions, seconded by Councilperson White.

Supervisor Becker commented extending the Westchester County Police contract through 2029 with no increased costs is great. Councilperson Mayes commented the Local Law for Route 6 Overlay District is fantastic and will change the character of Route 6 by placing zoning in place which would allow denser housing and attract more businesses. Authorizing a contract with PA

Management group to analyze Town Roads is phenomenal. This will save on labor costs so the Town staff does not have to drive around accessing roads and the data will help the Board make better decisions when it comes to paving.

RESOLUTION NO. 208-25 RE: Authorize License Agreements with properties along Bramblebush Road.

RESOLUTION NO. 209-25 RE: Authorize an Agreement with Pete's Fire Dogs for use of the Pocket Park in Montrose.

RESOLUTION NO. 210--25 RE: Award Bid 2025-09 for Kennedy Fire Hydrants.

RESOLUTION NO. 211-25 RE: Authorize Settlement of Tax Certiorari with Lexington Ave. Route 6 LLC.

RESOLUTION NO. 212-25 RE: Receive and File 2024 Financial Statement for the Town of Cortlandt.

RESOLUTION NO. 213-25 RE: Authorize the Planning Department to apply to DASNY for a NYS BRICKS Grant for improvements to the Community Center.

RESOLUTION NO. 214-25 RE: Authorize Fireworks Permit for City of Peekskill.

RESOLUTION NO. 215-25 RE: Authorize Fireworks Permit for West Point.

RESOLUTION NO. 216-25 RE: Authorize Filming at the Quarry for Apple Studios LLC.

RESOLUTION NO. 217-25 RE: Amend Resolution 322-24 Town Board Meeting Schedule for August Town Board Meetings.

Councilperson White made a motion to adopt the above resolutions, seconded by Councilperson Mayes.

Councilperson Creighton asked to poll the board on Resolution 21, Councilperson Jacoby made a motion to poll the Board, seconded by Councilperson Mayes. Councilperson Creighton asked for clarification on why the meeting schedule is being changed and Supervisor Becker stated a few Town Board members were going on vacation. Councilperson Jacoby stated she requested the meeting schedule to be amended due to a vacation that was planned. The Town Board unanimously voted Yes on this motion, and the resolution passed.

RESOLUTION NO. 218-25 RE: Appoint Christopher Gross to the title of Deputy Director of DES.

RESOLUTION NO. 219-25 RE: Appoint Josh DiNardo to the title of General Foreman in DES.

RESOLUTION NO. 220-25 RE: Appoint Robert Curran to the title of Recreation Leader in the Department of Recreation - Youth Center.

RESOLUTION NO. 221-25 RE: Appoint Seasonal Employees in Recreation Department for Camp and Pool.

RESOLUTION NO. 222-25 RE: Appoint Seasonal Employees in DES.

RESOLUTION NO. 223-25 RE: Appoint Seasonal Employee in Town Hall.

RESOLUTION NO. 224-25 RE: Authorize a Leave of Absence in DES – Water.

Supervisor Becker congratulated all new Town employees and welcomed them to the Town of Cortlandt. He also congratulated Josh DiNardo on his promotion.

ADDITIONS TO THE AGENDA - NONE

BUDGET TRANSFERS - NONE

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

ADJOURNMENT

Supervisor Becker asked to adjourn the meeting in Memory of John Palmiotto III who recently passed away on June 30th, 2025 who was only 37 years old. He was the son of the Town's past Director of Recreation John Palmiotto II.

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

The meeting was adjourned at 10:53 P.M.

NEXT TOWN BOARD MEETING

August 5, 2025 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com

Respectfully submitted,

Laroue Rose Shatzkin
Town Clerk

Amanda Shafiullah
Deputy Town Clerk

DRAFT



A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on **August 5, 2025** with the following elected officials and appointed staff in attendance:

| | |
|--------------------------|----------------------|
| RICHARD H. BECKER | Supervisor |
| JOYCE WHITE | Councilmember |
| CRISTIN JACOBY | Councilmember |
| ROBERT MAYES | Councilmember |
| JAMES CREIGHTON | Councilmember |

Also present:

| | |
|-----------------------------|------------------------------------|
| TOM WOOD | Town Attorney |
| MICHAEL CUNNINGHAM | Assistant Town Attorney |
| LAROUÉ ROSE SHATZKIN | Town Clerk |
| AMANDA SHAFIULLAH | Deputy Town Clerk |
| PATRICIA ROBCKE | Comptroller |
| MICHAEL PREZIOSI | Director, DOTS |
| CLAUDIA VAHEY | Human Resources Coordinator |
| STEPHEN FERREIRA | Director, DES- ABSENT |
| JOE BASSELL | 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 commented on past events such as the 42nd Infantry Division Band from Camp Smith performed at the Waterfront Park in Verplanck. It was a nice performance. The Town of Cortlandt upcoming events consists of:

- On August 6th at the Waterfront Park "Chill with a Cop" from 5:00 P.M to 8:00 P.M, hosted by the Cortlandt Coalition in association with the Westchester County Police. Residents can meet their local police officers.

- On August 8th at the Charles Cook Pool, The Teen Night Out from 5:00 P.M to 8:00 P.M. Teens can enjoy swimming, music, popcorn, and so much more. This event is for teens only and reservation is required which you may do by
- August 11th at Town Hall New York Blood Center is hosting a blood drive 8:30 A.M- 2:30 P.M. Appointments are preferred and walk-ins are welcomed.
- August 22nd the Youth Center is hosting Family Pool Night at Charles Cook Pool. This event is for families, there will be games, contests. Please reserve your families sport by going online to the Recreation website.
- August 6th the Waterfront Park concert will host a popular band, TriVillage, from 6:30 P.M to 8:30 P.M which is followed by Family Movie Night showing Moana 2.
- August 15th, the Waterfront Park concert will host band "Hey Baby" from 6:30 P.M to 8:30 P.N, this is the last concert of the summer season.
- August 20th at Charles Cook Pool is the Annual Senior Citizen and Veterans Recognition Picnic from 11:00 A.M to 2:00 P.M. Registration is required by August 11th, please reach out to Dawn Mahoney at the Senior Center.

Supervisor Becker made an announcement the Town's website will be changed to www.townofcortlandtny.gov due to new government regulations. This will also affect the Town staff's email address effective August 15th. The old email address will continue to work because messages will be forwarded.

TOWN BOARD REPORTS

Councilperson Robert Mayes gave his report

OF NOTE:

Councilperson Mayes wished everyone a happy summer and stated the other Town Board members did a great job speaking of all past and future events in the Town.

Councilperson Joyce White gave her report

OF NOTE:

Councilperson White spoke about some of her projects she has worked on such as the new community garden along with the Alumni of the Youth Council at Charles Cook Pool. She also spoke about the Peekskill-Briarcliff Trail is making great strides with the bridge replacement so it may be enjoyed next season. And a event in the fall for residents to do more exploring through hiking the trails in Town with the Park and Recreation Department.

Councilperson Cristin Jacoby gave her report

OF NOTE:

Councilperson Jacoby spoke about people slowing down on the streets especially when children are outside playing in the summer. She spoke about the re-appointment of the Town Assessor,

Denise Knauer, who has does a phenomenal job brining the Assessor's Office up to speed technology wise and putting in new services which is great for the Town. She thanked the Recreation and CODE Enforcement department for the work they out into applying for the BRICKS grant, which would allow the Town to fix up the Community Center. Councilperson Jacoby thanked the Town Comptroller, Patty Robcke, for all her work on working on the financial statement for the Justice Court which has to be completed in addition to the Town's Budget annually. And lastly, she thanked Town Clerk, Laroue Shatzkin, for the incredible work to modernize the Clerk's office and other offices in Town Hall.

Councilperson James Creighton gave his report

OF NOTE:

Councilperson Creighton spoke about the past events in the Town like the Waterfront Park which has been a success with many attendees, he enjoyed the night of music from the 42nd Infantry Division Band from Camp Smith. He thanked all the local sponsors who help to defray the costs for the concerts. He also spoke about all the upcoming events that Supervisor Becker spoke about as well. Councilperson Creighton spoke about the past events in July such as the Mt. Carmel 103rd Feast which was much fun, which also included an award ceremony on July 26th which Sam Rizzo was awarded the Family Heritage Award. I Love My Parks day is coming up in October 4th, 2025 which the event is a great opportunity for residents to get to know and clean up invasive species along the Aqueduct in the Croton River. The Town Clerk is introducing electronic dog renewals online which is great and allows resident dogs to be licensed and up to date on vaccines. The Town of Cortlandt's 311 App is also available for doing some Town business and may save a trip to Town Hall. He also spoke about the CHOP program and encouraged residents to join the program to save on their oil heating's costs.

Supervisor Becker commented by adding some upcoming events at the Waterfront Park in September such as:

- September 14th- Road Knights Car Show
- September 20th- Shakespeare in the Park with a Laser Show
- September 27th- Festival of Makers, followed by Family Fun Day in October.

APPROVAL OF THE MINUTES

PUBLIC HEARINGS

HEARING OF CITIZENS – AGENDA ITEMS ONLY

Warren Smith of 9th Street asked about the Town-Wide Facility Report and if it would be available to the public. Director of DOTS, Michael Preziosi, responded that it is available to the public and available in the DOTS Department and will be available on the website after the

meeting. Mr. Smith also questioned if this would include areas in Verplanck that have area with safety issues. Councilperson Mayes responded this report focused on the Town's Recreational Buildings such as, Community Center, Waterfront Park, Youth Center, Sprout Brook Park, Charles Cook Pool. But it I a good idea eventually to evaluate some of the Town's othr facilities if possible. Mr. Smith also questioned Resolution Number 238-25 and the impact radius it would have on residents in the area.

Supervisor Becker responded the Town is opposing this expansion as this is fracked gas and not natural gas which does not benefit the Town at all. Councilperson Creighton commented increasing the volume of the gas is major cause for concern but this does not benefit or effect New York State but possibly all the effects of potential harm. Which is the reason the Town is against it because it is not the right thing.

Bernard Vaughey of Verplanck asked about the 7th Street and the possible Pipeline expansion and expressed his concerns. He spoke about buildings on Verplanck which seems to be a safety issue and hope the Town can do an assessment of that.

REPORTS

Receive and File the following:

Town-Wide Facility Assessment Report.

For the month of June 2025 from the Recreation Department.

For the month of July 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:

1. Letter from Friends of the Old Croton Aqueduct requesting parking along Quaker Bridge Road associated with I Love My Parks Day, on October 4, 2025. (See Resolution 12)
2. Letter from Continental Village Parks District requesting appointment of Fred Romer as Superintendent/Administrator. (See Resolution 13)

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

Supervisor Becker commented the Town-Wide Facility Assessment is very important to the Town because it is needed to apply for the BRICKS Grant, which is a grant from the government

where they give the Town 80%, and it is a tough grant to receive. The Town's staff is working diligently to do everything they can for the Town to receive it. Fred Roemer has been the acting Superintendent of the Continental Village Park since the passing of the late Michael Phalon,

RESOLUTIONS

RESOLUTION NO. 225-25 RE: Receive and File the 2024 Financial Statement for the Town of Cortlandt Justice Court.

RESOLUTION NO. 226-25 RE Appoint Denise Knauer as Assessor for the Town of Cortlandt.

RESOLUTION NO. 227-25 RE Approve Auction for Town-owned Surplus Real Property beginning on September 24, 2025.

RESOLUTION NO. 228-25 RE Authorize the Supervisor to execute a License Agreement with the owner of 47 Lockwood Road.

RESOLUTION NO. 229-25 RE Authorize the Supervisor to execute a License Agreement with the owner of 2011 Albany Post Road (Yuka's Latin Fusion).

RESOLUTION NO. 230-25 RE Authorize the Supervisor to execute an Easement Agreement for Sewer Infrastructure with the owners of 41 Taylor Avenue.

RESOLUTION NO. 231-25 RE Approve the Annual Road Knights Auto Show for September 14, 2025.

RESOLUTION NO. 232-25 RE Authorize Online Dog Licensing Module for the Office of the Town Clerk.

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

Supervisor Becker commented the Town's Justice Court financial statement was found to be well. Denise Knauer is being reappointment to a six-year term which is great for the town and the Town will be auctioning off some surplus real property. This will allow the property to be redeveloped and back on the tax roll. The Road Knights Car Show is a great family fun event and looks forward to it.

RESOLUTION NO. 233-25 RE Declare one Paper Folding Machine and one Printer as surplus items for conveyance.

RESOLUTION NO. 234-25 RE Authorize a renewal and extension of the CHOP program.

RESOLUTION NO. 235-25 RE Appoint 4 members to a Natural Resources Inventory Advisory Committee.

RESOLUTION NO. 236-25 RE Authorize parking on Quaker Bridge Road on October 4, 2025 for an event for the Friends of the Old Croton Aqueduct.

RESOLUTION NO. 237-25 RE Appoint Fred Romer as Superintendent/Administrator of the Continental Village Park District Joint Advisory Committee.

Agenda items for DOTS:

~~Authorize extension of Consultant Services with Lothrop Associates.~~ REMOVED

RESOLUTION NO. 238-25 RE Oppose the Project Maple expansion of the Algonquin Pipeline through Westchester County.

RESOLUTION NO. 239-25 RE Appoint Ken Celli to the title of Water and Sewer Maintenance Foreman in the Department of Environmental Services – Water.

Supervisor Becker congratulated Ken Celli on his promotion and wishes him good luck on his new role.

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

RESOLUTION NO. 240-25 RE Amend Resolution 213-25 and Authorize the Department of Planning & Community Development to apply to New York State for a “BRICKS” Grant.

RESOLUTION NO. 241-25 RE Appoint Thomas Mann to the title of Lead Maintenance Mechanic (Sanitation) in the Department of Environment Services.

RESOLUTION NO. 242-25 RE: Appoint Patricia Mallory as a Part-Time Fitness Instructor at the Community Center.

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

ADDITIONS TO THE AGENDA- YES

BUDGET TRANSFERS- NONE

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

Jennifer Carpenter of 59 Old Oregon Road, spoke about drainage issues on her property that has been mishandled by the Town. She stated she reported a leak at the base of her property line draining into the street and reported it to the Town. After numerous interactions with Town employees, the Town who took responsibility and confirmed the Town is liable of these actions.

John Deben spoke about the signage at Aviator Park to now allow dogs to stand or sit on the picnic tables. It stated it is very unsanitary and wanted to bring it to the Town attention.

Michael Alaberti -7th Street of Verplanck, commented about patrons entering the water at Riverfront Park and not enough signage for patrons to not enter the water. He also spoke about the maintenance of the buildings in Verplanck, Let It Shine building bricks are falling and needs to be fixed. He also spoke about his water bill and the extensive amount he is being billed with a minimum of 4500 gallons. He hopes the Town Board will address his concerns in the near future.

Town Attorney, Tom Wood, responded with water systems there is a minimum amount set that the Water company needs to collect to operate the system. The Town pays what is only drawn from New York City. Therefore the Town is only paying for usage and the balance goes into the help with the operation of the system. The Town will try to reflect this and word it correctly on future bills to include a delivery charge which would be a fixed amount against the usage charge.

ADJOURNMENT

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

The meeting was adjourned at 8:03 P.M.

NEXT TOWN BOARD MEETING

September 16, 2025 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com

Respectfully submitted,

Laroue Rose Shatzkin
Town Clerk

Amanda Shafiullah
Deputy Town Clerk

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

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tocrec@townofcortlandt.com



Director
KEN SHERMAN
914-734-1058
Deputy Director
LESLEY POPKIN
914-734-1057

August 14, 2025

TO: Supervisor Richard H. Becker

RE: ATTENDANCE REPORT – JULY 2025 - RECREATION.

Attached for your information are various reports compiled by the Cortlandt Recreation Division.

1. Indicates the total monthly attendance in our programs beginning January 2016.
2. Provides a detailed attendance report for our YOUTH recreation programs conducted during the month of July 2025.
3. Provides a detailed attendance report for our ADULT recreation programs conducted during the month of July 2025.
4. The summary sheet analyzes the figures reported and explains the reasons why there was an increase or decrease in attendance.

Sincerely,

Kenneth Sherman
Director, Recreation & Conservation

attend/cover-jl



MONTHLY ATTENDANCE REPORT

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|---------|--------|--------|---------|---------|---------|---------|
| JANUARY | 9,159 | 8,329 | 10,343 | 10,193 | 9,309 | 727 | 6,026 | 8,135 | 7,192 | 6,062 |
| FEBRUARY | 10,045 | 9,166 | 9,179 | 9,061 | 10,044 | 948 | 6,334 | 7,396 | 8,284 | 7,889 |
| MARCH | 7,620 | 6,787 | 6,087 | 7,046 | 3,500 | 1,092 | 4,420 | 6,163 | 6,034 | 7,354 |
| APRIL | 12,792 | 9,437 | 7,699 | 8,448 | 8,027 | 3,708 | 2,392 | 11,347 | 12,097 | 10,882 |
| MAY | 14,267 | 15,092 | 12,887 | 11,480 | 110 | 8,696 | 8,755 | 10,951 | 10,717 | 11,092 |
| JUNE | 18,065 | 18,196 | 15,840 | 12,541 | 54 | 13,769 | 10,754 | 12,700 | 13,932 | 13,186 |
| JULY | 21,151 | 31,056 | 29,060 | 38,686 | 3,003 | 20,742 | 29,166 | 33,781 | 41,938 | 47,086 |
| AUGUST | 16,242 | 14,485 | 14,944 | 17,904 | 5,196 | 10,445 | 14,751 | 14,322 | 22,543 | |
| SEPTEMBER | 10,614 | 9,449 | 9,208 | 8,968 | 5,391 | 8,000 | 10,001 | 10,731 | 13,751 | |
| OCTOBER | 15,129 | 12,515 | 13,401 | 12,183 | 7,237 | 10,056 | 10,899 | 18,401 | 20,238 | |
| NOVEMBER | 7,764 | 7,645 | 6,793 | 7,084 | 1,866 | 4,441 | 6,601 | 7,032 | 8,721 | |
| DECEMBER | 4,109 | 4,047 | 3,765 | 3,575 | 720 | 3,161 | 4,457 | 4,412 | 3,962 | |
| TOTAL | 146,957 | 146,204 | 139,206 | 147,169 | 54,457 | 85,785 | 114,556 | 145,371 | 169,409 | 103,551 |

TOWN OF CORTLANDT RECREATION

MONTHLY ATTENDANCE REPORT

YOUTH ACTIVITY - 2025

| Activity | # of Sessions | Totals | # of Sessions | Totals | Difference | 2025 Daily |
|--|---------------|----------|---------------|----------|-------------------|------------|
| | Jul. '25 | Jul. '25 | Jul. '24 | Jul. '24 | Jul. '25-Jul. '24 | Average |
| | | | | | 0 | #DIV/0! |
| Babysitting Skills | | | | | 0 | #DIV/0! |
| Baseball Camp | | | | | 0 | #DIV/0! |
| Baseball - Travel Tryout | | | | | 0 | #DIV/0! |
| Baseball - Travel Practice | | | | | 0 | #DIV/0! |
| Baseball - Travel Games | | | | | 0 | #DIV/0! |
| Basketball - Travel Scrimmage | | | | | 0 | #DIV/0! |
| Basketball - Travel Team Games | | | | | 0 | #DIV/0! |
| Basketball - Travel Team Tryouts - Boys | | | | | 0 | #DIV/0! |
| Basketball - Travel Team Boys Prac. | | | | | 0 | #DIV/0! |
| Basketball - Girls Travel Team Game | | | | | 0 | #DIV/0! |
| Basketball - Girls Travel Team Tryouts | | | | | 0 | #DIV/0! |
| Basketball - Girls Travel Team Prac. | | | | | 0 | #DIV/0! |
| Basketball - League Meetings | | | | | 0 | #DIV/0! |
| Basketball - Midget Girls Games | | | | | 0 | #DIV/0! |
| Basketball - Midget Girls Practice | | | | | 0 | #DIV/0! |
| Basketball - Midget Girls Tryouts | | | | | 0 | #DIV/0! |
| Basketball - Pee Wee Games | | | | | 0 | #DIV/0! |
| Basketball - Pee Wee Practice | | | | | 0 | #DIV/0! |
| Basketball - Pee Wee Tryouts | | | | | 0 | #DIV/0! |
| Basketball - Cub Boys Games | | | | | 0 | #DIV/0! |
| Basketball - Cub Boys Practice | | | | | 0 | #DIV/0! |
| Basketball - Cub Boys Tryouts | | | | | 0 | #DIV/0! |
| Basketball - Jr Boys Games | | | | | 0 | #DIV/0! |
| Basketball - Jr Boys Practice | | | | | 0 | #DIV/0! |
| Basketball - Jr Boys Tryouts | | | | | 0 | #DIV/0! |
| Basketball - Cub Girls Games | | | | | 0 | #DIV/0! |
| Basketball - Cub Girls Tryouts | | | | | 0 | #DIV/0! |
| Basketball - Cub Girls Practice | | | | | 0 | #DIV/0! |
| Basketball Camp | | | | | 0 | #DIV/0! |
| Basketball - Jr. Girls Games | | | | | 0 | #DIV/0! |
| Basketball - Jr. Girls Practice | | | | | 0 | #DIV/0! |
| Basketball - Jr. Girls Tryouts | | | | | 0 | #DIV/0! |
| Basketball-9th/10th-Practice | | | | | 0 | #DIV/0! |
| Basketball-9th/10th-Games | | | | | 0 | #DIV/0! |
| Basketball - Free Play FGL | | | | | 0 | #DIV/0! |
| Basketball - Free Play FWS | | | | | 0 | #DIV/0! |
| Basketball - Free Play 6-10 grade-Winter | | | | | 0 | #DIV/0! |
| Basketball - Free Play 3-5 grade-Winter | | | | | 0 | #DIV/0! |
| Basketball Clinic (1st & 2nd Graders) | | | | | 0 | #DIV/0! |
| Basketball Camp - Sailors | | | | | 0 | #DIV/0! |
| Basketball Camp - Red Devil | | | | | 0 | #DIV/0! |
| Basketball - Dinners | | | | | 0 | #DIV/0! |
| Bowling - After School | | | | | 0 | #DIV/0! |
| Bowling - Bumper Bowl | | | | | 0 | #DIV/0! |
| Cheerleading Camp | 5 | 85 | 10 | 160 | -75 | 16 |
| Corn-Hole Tournament | | | | | 0 | #DIV/0! |
| CPR/ for Prof. Rescuer | | | | | 0 | #DIV/0! |
| Game Café at the CUE | | | | | 0 | #DIV/0! |
| Parents Night (Camp) | | | | | 0 | #DIV/0! |
| Camp Orientation | | | | | 0 | #DIV/0! |
| C.I.T. Seminar | | | | | 0 | #DIV/0! |
| Day Camp (K-4) | 22 | 4598 | 22 | 4915 | -317 | 223.40909 |
| Day Camp (7,8) | 22 | 2200 | 22 | 2256 | -56 | 102.54545 |

**TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025**

| Activity | # of Sessions | Totals | # of Sessions | Totals | Difference | 2025 Daily |
|--|---------------|----------|---------------|----------|-------------------|------------|
| | Jul. '25 | Jul. '25 | Jul. '24 | Jul. '24 | Jul. '25-Jul. '24 | Average |
| Day Camp (5,6) | 22 | 2156 | 22 | 2488 | -332 | 113.09091 |
| Day Camp - Day Play | | | | | 0 | #DIV/0! |
| Drive-In Movie | | | | | 0 | #DIV/0! |
| Early Bird Lap Swim-single | 19 | 152 | 14 | 210 | -58 | 15 |
| Early Bird Lap Swim-double | 19 | 304 | 14 | 602 | -298 | 43 |
| Environ. Prog.-mommy, daddy & me | | | | | 0 | #DIV/0! |
| Environ. Prog.-Hidden Signs of Animals | | | | | 0 | #DIV/0! |
| Environ. Prog.-Pond Study | | | | | 0 | #DIV/0! |
| Environ. Prog.-Things, creep crawl & fly | | | | | 0 | #DIV/0! |
| Environ. Prog.-Trailblazers | | | | | 0 | #DIV/0! |
| Explorers | | | | | 0 | #DIV/0! |
| First Aid | | | | | 0 | #DIV/0! |
| Football - Clinic - Flag | | | | | 0 | #DIV/0! |
| Football - Punt, Pass & Kick | | | | | 0 | #DIV/0! |
| Football Coaches Meeting | | | | | 0 | #DIV/0! |
| Football Tryouts - Juniors | | | | | 0 | #DIV/0! |
| Football Tryouts - Seniors | | | | | 0 | #DIV/0! |
| Football League - Games | | | | | 0 | #DIV/0! |
| Football League - Practice | | | | | 0 | #DIV/0! |
| Football League - Uniforms | | | | | 0 | #DIV/0! |
| Football - Cranberry Bowl-Coach Wolff | | | | | 0 | #DIV/0! |
| Football - Dinner | | | | | 0 | #DIV/0! |
| Foul-Shooting Contest | | | | | 0 | #DIV/0! |
| Golf | | | | | 0 | #DIV/0! |
| Guitar Lessons | | | | | 0 | #DIV/0! |
| Halloween - Parade | | | | | 0 | #DIV/0! |
| Halloween - Party | | | | | 0 | #DIV/0! |
| Ice Skating - Lake Meahagh | | | | | 0 | #DIV/0! |
| Inline Skating Lessons | | | | | 0 | #DIV/0! |
| Junior Ballers-Baseball | | | | | 0 | #DIV/0! |
| Junior Ballers-Basketball | | | | | 0 | #DIV/0! |
| Karate-Focused | | | 0 | 0 | 0 | #DIV/0! |
| Karate: Basics | | | 0 | 0 | 0 | #DIV/0! |
| Lacrosse Camp | | | | | 0 | #DIV/0! |
| Lacrosse Clinic | | | | | 0 | #DIV/0! |
| Lacrosse 5&6 Grade Team | | | | | 0 | #DIV/0! |
| Lacrosse Elem. League Practice | | | | | 0 | #DIV/0! |
| Lacrosse Elem. League Games | | | | | 0 | #DIV/0! |
| Lacrosse League - Summer League | | | | | 0 | #DIV/0! |
| Lacrosse League - Tryouts | | | | | 0 | #DIV/0! |
| Lacrosse Intramurals | | | | | 0 | #DIV/0! |
| Lace Up Basketball | 6 | 66 | 16 | 195 | -129 | 12.1875 |
| Lego-Oh! | | | | | 0 | #DIV/0! |
| Lifeguard Test | | | | | 0 | #DIV/0! |
| Lifeguard Training | | | | | 0 | #DIV/0! |
| Mad Science | | | | | 0 | #DIV/0! |
| Moms & Toddlin Tots | | | | | 0 | #DIV/0! |
| Movie Night | | | | | 0 | #DIV/0! |
| Mini-Golf Course | 31 | 1700 | 31 | 1705 | -5 | 55 |
| Mini-Multi Sports Camp | | | | | 0 | #DIV/0! |
| Multi Sports Camp | | | | | 0 | #DIV/0! |
| Music, Movement & Crafts | | | | | 0 | #DIV/0! |
| Musical Theater Workshop | | | | | 0 | #DIV/0! |
| Nor-West | 10 | 27 | 0 | 0 | 27 | #DIV/0! |
| National Youth Sports Coaches - Clinic | | | | | 0 | #DIV/0! |
| Painting/Drawing | | | | | 0 | #DIV/0! |
| Piano | | | | | 0 | #DIV/0! |
| Playgrounds - FG Lindsey | 22 | 275 | 22 | 308 | -33 | 14 |
| Playgrounds - Westbrook | 22 | 286 | 22 | 330 | -44 | 15 |

**TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025**

| Activity | # of Sessions | Totals | # of Sessions | Totals | Difference | 2025 Daily |
|---|---------------|----------|---------------|----------|-------------------|------------|
| | Jul. '25 | Jul. '25 | Jul. '24 | Jul. '24 | Jul. '25-Jul. '24 | Average |
| Playtime | | | | | 0 | #DIV/0! |
| Princess Camp | 5 | 80 | 4 | 64 | 16 | 16 |
| Sailors Girls Basketball Camp | 5 | 60 | | | 60 | #DIV/0! |
| Soccer Camp | 4 | 200 | 4 | 204 | -4 | 51 |
| Soccer Clinic 1st Grade | | | | | 0 | #DIV/0! |
| Soccer Clinic | | | | | 0 | #DIV/0! |
| Soccer Draft/Coaches Meeting | | | | | 0 | #DIV/0! |
| Soccer League - Evaluations | | | 3 | 225 | -225 | 75 |
| Soccer League - Midget Games - Boys | | | | | 0 | #DIV/0! |
| Soccer League - Midget Games - Girls | | | | | 0 | #DIV/0! |
| Soccer League - Junior Games - Boys | | | | | 0 | #DIV/0! |
| Soccer League - Junior Games - Girls | | | | | 0 | #DIV/0! |
| Soccer League - Pee Wee Games - Boys | | | | | 0 | #DIV/0! |
| Soccer League - Pee Wee Games - Girls | | | | | 0 | #DIV/0! |
| Soccer League - Midget Prac. - Boys | | | | | 0 | #DIV/0! |
| Soccer League - Midget Prac. - Girls | | | | | 0 | #DIV/0! |
| Soccer League - Junior Prac. - Boys | | | | | 0 | #DIV/0! |
| Soccer League - Junior Prac. - Girls | | | | | 0 | #DIV/0! |
| Soccer League - Pee Wee Prac. - Boys | | | | | 0 | #DIV/0! |
| Soccer League - Pee Wee Prac. - Girls | | | | | 0 | #DIV/0! |
| Soccer - Awards Night | | | | | 0 | #DIV/0! |
| Soccer - Parent & Me | | | | | 0 | #DIV/0! |
| Soccer Squirts | | | | | 0 | #DIV/0! |
| Soccer Travel Tryouts | | | | | 0 | #DIV/0! |
| Soccer Travel Games - High School - Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U09 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U10 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U11 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U12 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U13 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U14 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U15 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U11 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U12 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U13 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Games - U14 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Meetings | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - High School - Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U09 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U10 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U11 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U12 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U13 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U14 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U15 Boys | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U11 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U12 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U13 Girls | | | | | 0 | #DIV/0! |
| Soccer Travel Practice - U14 Girls | | | | | 0 | #DIV/0! |
| Sports Squirts | | | | | 0 | #DIV/0! |
| Storybook Camp | | | 4 | 52 | -52 | 13 |
| Super Hero Camp | 4 | 40 | 4 | 56 | -16 | 14 |
| Swim - Competitive Swim Clinic | | | | | 0 | #DIV/0! |
| Swim Instruction - 1,2,3 | | | | | 0 | #DIV/0! |
| Swim - Cook Staff Orientation | | | | | 0 | #DIV/0! |
| Swim - PreSchool | | | | | 0 | #DIV/0! |
| Swim - Tiny Tot | | | | | 0 | #DIV/0! |
| Swim Team Party | | | | | 0 | #DIV/0! |
| Swim Team - Swim Practice | 22 | 1232 | 20 | 1120 | 112 | 56 |
| Swim Team - Dive Practice | | | | | 0 | #DIV/0! |

**TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025**

| Activity | # of Sessions | Totals | # of Sessions | Totals | Difference | 2025 Daily |
|---|---------------|--------------|---------------|--------------|-------------------|------------------|
| | Jul. '25 | Jul. '25 | Jul. '24 | Jul. '24 | Jul. '25-Jul. '24 | Average |
| Swim Team - Dive Meet | | | | | 0 | #DIV/0! |
| Swim Team - Swim Meet | 4 | 672 | 4 | 448 | 224 | 112 |
| Swim & Dive Orientation | | | | | 0 | #DIV/0! |
| Swim Pictures | 1 | 60 | 1 | 56 | 4 | 56 |
| Swim Instr.-Registration-CJC | 21 | 680 | 21 | 1084 | -404 | 51.619048 |
| Swim Instr.-CJC Camp | 22 | 4500 | 22 | 4476 | 24 | 203.45455 |
| Swim Instr.-Croton | 14 | 700 | 14 | 665 | 35 | 47.5 |
| Tennis Camp - 5-8 year olds | | | 0 | 0 | 0 | #DIV/0! |
| Tennis Camp - 9-14 year olds | | | | | 0 | #DIV/0! |
| Tennis Camp - Advanced | | | | | 0 | #DIV/0! |
| Tennis Camp - Jr. Aces | | | | | 0 | #DIV/0! |
| Tennis Camp - Mini Mites | | | | | 0 | #DIV/0! |
| Tennis Instruction - Premier | | | | | 0 | #DIV/0! |
| Tennis Instruction - Youth Indoor | | | | | 0 | #DIV/0! |
| Tennis Instruction - Youth Outdoor | | | | | 0 | #DIV/0! |
| Town Hall Tours | | | | | 0 | #DIV/0! |
| Track Meet | | | | | 0 | #DIV/0! |
| Volleyball Camp - 3 camps | | | | | 0 | #DIV/0! |
| Volleyball Development | | | | | 0 | #DIV/0! |
| Youth Employment- Hen Hud | 31 | 508 | 31 | 406 | 102 | 13.096774 |
| Youth Employment - Walter Panas | 31 | 485 | 31 | 426 | 59 | 13.741935 |
| Youth Center | 26 | 114 | 26 | 83 | 31 | 3.1923077 |
| YCS - Canteens | 10 | 147 | 8 | 131 | 16 | 16.375 |
| YCS - Courses & Trips | | | | | 0 | #DIV/0! |
| YCS - Courses-Zoom | | | | | 0 | #DIV/0! |
| YCS - Outdoor Fun In The Sun Programs | | | | | 0 | #DIV/0! |
| YCS - 5th Grade Fun Club After School | | | | | 0 | #DIV/0! |
| YCS - Rock Wall & weight training | 26 | 98 | 25 | 79 | 19 | 3.16 |
| YCS - Too Good For Violence Program | | | | | 0 | #DIV/0! |
| YCS - Life Skills Middle School Program | | | | | 0 | #DIV/0! |
| YCS - Special Event | | | | | 0 | #DIV/0! |
| YCS - Sports Activities | | | | | 0 | #DIV/0! |
| YCS - DJ Nights, Karaoke, YC Got Talent | | | | | 0 | #DIV/0! |
| YCS - Open Gym | | | | | 0 | #DIV/0! |
| YCS - Day Camp Trips | | | | | 0 | #DIV/0! |
| YCS - After Camp Program | 18 | 284 | 17 | 423 | -139 | 24.882353 |
| YCS - Camp Rock Wall | | | | | 0 | #DIV/0! |
| YCS - Day Play Trips | | | | | 0 | #DIV/0! |
| YCS - Birthday Parties/Rental | 1 | 25 | 1 | 30 | -5 | 30 |
| Total | 445 | 21734 | 435 | 23197 | -1463 | 53.326437 |

**TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
ADULT ACTIVITY - 2025**

| Activity | # of Sessions | Totals | # of Sessions | Totals | Difference | 2025 Daily |
|--|---------------|--------------|---------------|--------------|-------------------|------------------|
| | Jul. '25 | Jul. '25 | Jul. '24 | Jul. '24 | Jul. '25-Jul. '24 | Average |
| Awareness Through Movement | | | | | 0 | #DIV/0! |
| Badminton | | | | | 0 | #DIV/0! |
| Basketball - 30 & Older | 3 | 45 | 4 | 70 | -25 | 17.5 |
| Basketball - 18 & Older | 5 | 60 | 4 | 82 | -22 | 20.5 |
| Boating & Seamanship | | | | | 0 | #DIV/0! |
| Body Sculpting | | | | | 0 | #DIV/0! |
| Choosing a College Major | | | | | 0 | #DIV/0! |
| CPR Review | | | | | 0 | #DIV/0! |
| CPR/AED for the Professional Rescuer | | | | | 0 | #DIV/0! |
| Defensive Driving | 2 | 20 | 2 | 22 | -2 | 11 |
| Environmental Programs | | | | | 0 | #DIV/0! |
| Exertone - Mon./Wed. | | | | | 0 | #DIV/0! |
| Flute Choir | | | | | 0 | #DIV/0! |
| Golf Outing | | | | | 0 | #DIV/0! |
| Golf Instruction | | | | | 0 | #DIV/0! |
| Guitar Lessons | | | | | 0 | #DIV/0! |
| Healthy Nutrition | | | | | 0 | #DIV/0! |
| Hip Hop | | | | | 0 | #DIV/0! |
| Karate | 5 | 65 | 3 | 39 | 26 | 13 |
| Karate-Advanced | | | | | 0 | #DIV/0! |
| Kick Boxing | | | | | 0 | #DIV/0! |
| Light Saber Training | 4 | 56 | 4 | 72 | -16 | 18 |
| Navigating College Admission Process | | | | | 0 | #DIV/0! |
| Navigating College Financial Aid Process | | | | | 0 | #DIV/0! |
| Nor-West | 27 | 403 | 17 | 365 | 38 | 21.470588 |
| Oxygen Administration | | | | | 0 | #DIV/0! |
| Piano | | | | | 0 | #DIV/0! |
| Pickleball | | | | | 0 | #DIV/0! |
| Pilates | | | | | 0 | #DIV/0! |
| Run, Jog, Walk | | | | | 0 | #DIV/0! |
| Soccer-Referee Course | | | | | 0 | #DIV/0! |
| Softball League - Meeting | | | | | 0 | #DIV/0! |
| Softball League - Umpires Meeting | | | | | 0 | #DIV/0! |
| Softball - Men Fall Arc Ball | | | | | 0 | #DIV/0! |
| Softball - Men Games | 16 | 3200 | 17 | 3400 | -200 | 200 |
| Softball - Mens/Tournament | | | | | 0 | #DIV/0! |
| Softball - Women's Games | | | | | 0 | #DIV/0! |
| Special Events/Supervisor | | | | | 0 | #DIV/0! |
| Summer Staff - Directors Meeting | | | | | 0 | #DIV/0! |
| Swim - Adult Beginner | | | | | 0 | #DIV/0! |
| Swim Facilities - CJC | 31 | 20962 | 31 | 14551 | 6411 | 469.3871 |
| Swordsmanship | | | | | 0 | #DIV/0! |
| Tai Chi | | | | | 0 | #DIV/0! |
| Tennis Instruction-Outdoor | | | | | 0 | #DIV/0! |
| Tennis Team (Men's League) | | | | | 0 | #DIV/0! |
| Tennis Team (Women's League) | | | | | 0 | #DIV/0! |
| Track & Field Meets | | | | | 0 | #DIV/0! |
| Volleyball - Co-Ed | | | | | 0 | #DIV/0! |
| Volleyball - Adv. | | | | | 0 | #DIV/0! |
| Water for a City | | | | | 0 | #DIV/0! |
| Waterfront Lifeguarding | | | | | 0 | #DIV/0! |
| Woga I | 8 | 108 | 4 | 32 | 76 | 8 |
| Yoga Anyone | | | | | 0 | #DIV/0! |
| Yoga-Core & Stretch | 4 | 52 | | 36 | 16 | #DIV/0! |
| Yoga-Gentle | | | | | 0 | #DIV/0! |
| Yoga-Lite | 4 | 21 | 4 | 60 | -39 | 15 |
| Yoga with a View | 8 | 320 | 4 | 104 | 216 | 26 |
| Yoga II | 4 | 40 | 4 | 60 | -20 | 15 |
| Waterfront Yoga | | | | | 0 | #DIV/0! |
| Zumba | | | | | 0 | #DIV/0! |
| | | | | | 0 | #DIV/0! |
| TOTAL | 121 | 25352 | 98 | 18893 | 6459 | 192.78571 |

ATTENDANCE - FIGURE COMPARISONS

Jul-25

2025 47,086

2024 42,090

DIFFERENCE 4,996

| PRINCIPLE PROGRAMS AFFECTING DECREASE IN PROGRAM ATTENDANCE | | |
|---|-----------------------------------|------|
| cheerleading camp | 5 less sessions held | -75 |
| day camp (K-4) | decrease in program participation | -317 |
| day camp (7,8) | decrease in program participation | -56 |
| day camp (5,6) | decrease in program participation | -332 |
| early bird lap swim - single | decrease in program participation | -58 |
| early bird lap swim - double | decrease in program participation | -298 |
| lace up basketball | 10 less sessions held | -129 |
| soccer league evaluations | not held in 2025 | -225 |
| storybook camp | not held in 2025 | -52 |
| swim instr-registration-CJC | decrease in program participation | -404 |
| YCS-after camp program | decrease in program participation | -139 |
| softball-men's games | 1 less session held | -200 |

| PRINCIPLE PROGRAM AFFECTING INCREASE IN PROGRAM ATTENDANCE | | |
|--|-----------------------------------|------|
| sailors girls basketball camp | not held in 2024 | 60 |
| swim team - swim practice | 2 additional sessions held | 112 |
| swim team - swim meets | increase in program participation | 224 |
| youth employment-hen hud | increase in program participation | 102 |
| youth employment-walter panas | increase in program participation | 59 |
| swim facilities - CJC | increase in program participation | 6411 |
| woga I | 4 additional sessions held | 76 |
| yoga w/a view | 4 additional sessions held | 216 |

TOTAL

-2285

TOTAL 7260



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



Town Supervisor
RICHARD H. BECKER, MD

Town Board Members
JAMES F. CREIGHTON
FRANCIS X. FARRELL
CRISTIN JACOBY
ROBERT E. MAYES

MURIEL H. MORABITO COMMUNITY CENTER
29 WESTBROOK DRIVE
CORTLANDT MANOR, NY 10567
MAIN PHONE: 914-528-1572
FAX: 914-528-1585
www.townofcortlandt.com/seniors

DAWN J. MAHONEY
Director
OFFICE FOR SENIOR SERVICES
DAWNM@TOWNOFCORTLANDT.COM

August 29, 2025

To: Town Clerk Laroue Rose 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 August, 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,

A handwritten signature in cursive script that reads "Dawn Mahoney".

Dawn Mahoney
Director of Senior Services



Senior Citizen Clubs:

We had 4 large club meetings this month with an average of 126 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:

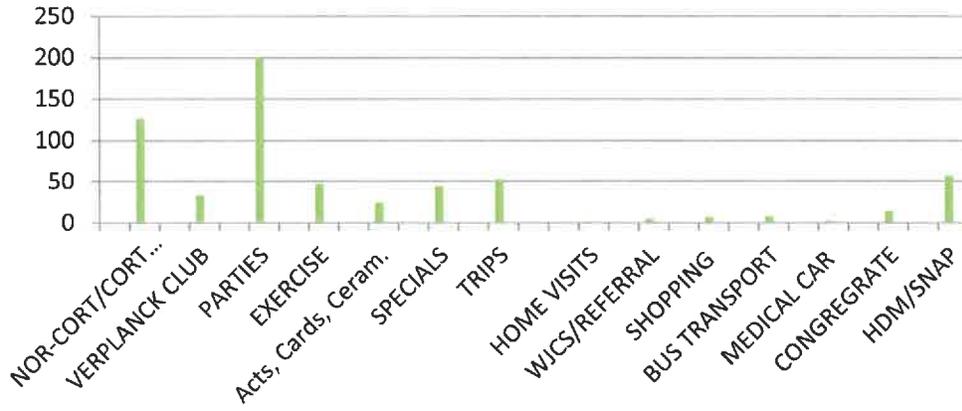
The Home Delivered Meal Program is sporadic in nature, due in part to the fragile health of those involved. August yielded a few new additions to the program.

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 August 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 an educational forum from EPIC/Medicare, Pickleball lessons, Community Pass trainings, and our Annual Senior Citizen/Veteran Recognition Day Picnic. We have our regular scheduled programs that continue year around and are very successful.

Senior Citizen Activities for August 2025



2025 -AUGUST

| Activity | # of sessions | Totals | Avg/ session |
|---------------------|---------------|--------|--------------|
| NOR-CORT/CORT CLUB | 4 | 507 | 126 |
| VERPLANCK CLUB | 4 | 132 | 33 |
| PARTIES | 1 | 200 | 200 |
| EXERCISE | 15 | 713 | 47 |
| Acts, Cards, Ceram. | 4 | 96 | 24 |
| SPECIALS | 5 | 222 | 44 |
| TRIPS | 1 | 52 | 52 |
| HOME VISITS | 1 | 2 | 2 |
| WJCS/REFERRAL | 15 | 72 | 4.8 |
| SHOPPING | 6 | 43 | 7.17 |
| BUS TRANSPORT | 8 | 63 | 7.88 |
| MEDICAL CAR | 10 | 24 | 2.4 |
| CONGREGRATE | 21 | 300 | 14.29 |
| HDM/SNAP | 21 | 1208 | 57.52 |

TOWN OF CORTLANDT - THE GOLDEN CONNECTION



| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|---|--|--|--|
| <p>Muriel H. Morabito Community Center 29 Westbrook Drive Cortlandt Manor, NY 914-528-1572</p> <p>CALENDAR SUBJECT TO CHANGE</p> | <p>Program Information on Reverse Side!</p>  |  | | <p>1 Low Impact 10:15-11:15am Zumba 12:15-1:00pm Pizza & Movie 1:15-3:00PM "Miss you Already"</p> |
| <p>4 Line Dancing 10:30-11:30am Poker 1:00-3:00pm Bus to Trader Joe's & Uncle Giuseppe's 10:30am-1:30pm Drop in pickleball 1:00-3:00pm</p> | <p>5 Bocce 9:30 am Nor-Cort/Cortlandt Meeting 10:30am Lunch Bingo</p> | <p>6 Zumba Gold Toning 10:00-10:45am* paid class Speaker: EPIC Program Presentation 11:45am-1:45pm NO Men's Discussion Group NO Coffee Hour NO Pickleball with Paul</p> | <p>7 Chair Yoga 10:30-11:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Bereavement Support 12:00pm Verplanck Mtg. 10am @Schoolhouse</p> | <p>8 Low Impact 10:15-11:15am Zumba 12:15-1:00pm Open Gym Basketball 1:30-3:00pm</p> |
| <p>11 Line Dancing 10:30-11:30am Cardio Drumming 1:15pm *Paid class NO Poker NO Drop in pickleball</p> | <p>12 Bocce 9:30am Nor-Cort/Cortlandt Meeting 10:30am Alzheimer's & Dementia Support 11:00am-1:00pm (Consultations available) Lunch Bingo</p> | <p>13 Zumba Gold Toning 10:00-10:45am* paid class Men's Discussion Group 12:00pm Coffee Hour 12:00pm Drop in Pickleball 1:00-3:00pm Trip out: Resorts World. Bus leaves at 8:45 am</p> | <p>14 Chair Yoga 10:30-11:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Verplanck Mtg. 10am @Schoolhouse</p> | <p>15 Low Impact 10:15-11:15am Zumba 12:15-1:00pm Open Gym Basketball 1:30-3:00pm</p> |
| <p>18 Line Dancing 10:30-11:30am Poker 1:00-3:00pm Drop in pickleball 1:00-3:00pm Bus to JV Mall 11:00am-1:30 pm</p> | <p>19 Bocce 9:30 am Nor-Cort/Cortlandt Meeting 10:30am Lunch Bingo</p> | <p>20 Annual Senior Citizen & Veteran recognition day picnic at Charles J. Cook Pool 11:00am-2:00pm. (Rain date: 8/22) - Upper pavillion NO Men's Discussion Group NO Coffee Hour NO Drop in Pickleball NO Zumba Gold toning</p> | <p>21 Chair Yoga 10:30-11:30am (sub: Patricia) Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Bereavement Support 12:00pm Verplanck Mtg. 10am @Schoolhouse</p> | <p>22 Low Impact 10:15-11:15am Zumba 12:15-1:00pm Craft day 1:15pm Fall stencil tote</p>  |
| <p>25 Line Dancing 10:30-11:30am Poker 1:00-3:00pm Drop in pickleball 1:00-3:00pm</p> | <p>26 Bocce 9:30am Nor-Cort/Cortlandt Meeting 10:30am Lunch Big Bingo 12:30-2:30pm</p> | <p>27 Zumba Gold Toning 10:00-10:45am* paid class Men's Discussion Group 12:00pm Coffee Hour 12:00pm Pickleball lessons w/ Paul 12:00-3:00pm * paid class</p> | <p>28 NO Chair Yoga Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Verplanck Mtg. 10am @Schoolhouse</p> | <p>29 Low Impact 10:15-11:15am Zumba 12:15-1:00pm Open Gym Basketball 1:30-3:00pm</p> |

TOWN OF CORTLANDT

“Golden Connection”

Schedule of Events

Community Pass: The Town of Cortlandt Senior Services is upgrading its registration process to better serve our community! Community Pass will offer a more efficient online registration for programs offered for Cortlandt Seniors. Online registration is simple, secure and convenient for you. Registration via Community Pass will officially begin with the Fall 2025 programming. Not sure if you already have a Community Pass account? Contact us at the Muriel H. Morabito Community Center at 914-528-1572 or seniors@townofcortlandt.com to check before creating a duplicate account.

Bocci: Free drop in Bocci on Tuesdays at 9:30am (weather permitting).

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

Pizza & Movie: Friday, August 1st, at 1:15pm. “Miss You Already”, starring Drew Barrymore is a romantic, comedy/drama that follows the friendship between two lifelong friends as one starts a family and the other falls ill. Pre-registration required no later than 1 week prior with payment of \$6.00.

EPIC Presentation: Wednesday, August 6th, 11:45am—1:45pm. The presentation includes an overview and benefits of the program. They will also explain how the senior can benefit from the EPIC program and how it relates to Medicare Part D; in addition to Extra Help with the Medicare Savings Program. Refreshments will be served. Please register at least 1 week in advance.

Zumba Gold Toning: Weeks remaining: Wednesdays, August 6,13,27, September 3,10,17,24 at 10:00-10:45am. Instructor, Barbara Dellicurci combines low impact dance cardio and light weights for a total body workout. Pre-registration required no later than one week before with payment. Cost: \$30.00 for 11 sessions.

Bereavement Support Group: Will meet on Thursday, August 7th and August 21st, at 12:00pm. 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.

Annual Senior Citizen and Veterans Recognition Day Picnic: Wednesday, August 20th, 11:00am—2:00pm (rain date Friday, August 22). Please join us at Charles Cook’s Upper Pavilion, 293A Furnace Dock Road, Cortlandt Manor for a day of fun and relaxation. Open to all senior citizens or veterans residing in the Town of Cortlandt. Registration required for free entrance. Bus transportation available. Deadline to register: August 12th.

Senior Craft Afternoon: Friday, August 22nd, at 1:15 pm. Join staff from the Hendrick Hudson Library at the community center for a fun afternoon creating crafts and memories. We’re going to paint stencil fall-themed tote bags. Pre-registration required no later than one week before class. Free!

Big Bingo: Tuesday, August 26th, at 12:30pm. Entrance fee is \$7 paid in advance includes one 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.

Pickleball lessons with Paul: Wednesday, August 27th between 12:00-3:00pm. Paul will be teaching beginner, advanced beginner and intermediate lessons. From safety and foot wear to court positioning and shot selection. There is a lesson for every level. \$15 per person, per session. Reserve your spot with payment no later than one week before.

Pilates: Starting September 8th, Mondays at 12:00pm. Instructor Christine Hamilton will lead a seated, modified Pilates to help increase strength, flexibility, balance and posture. Pre-registration required with fee of \$12 for 4 week session. Minimum 20 people.

Acrylic/Water Mixable Oil Painting Class: Starting September 15th, Mondays at 10:00am. Instructor, Sharon Rubinstein will teach through demonstration and step-by-step lessons. Basic supplies provided. Pre-registration required with fee of \$85.00 for 6 week session. Minimum 4 people; Maximum 6 people.

Shopping: The shopping bus will pick up Cortlandt Seniors at their home to go to the Cortlandt Town Center every Thursday and the Jefferson Valley Mall on the 3rd Monday of the month. Trader Joe’s and Uncle Giuseppe, 1st Monday of the month. Seniors will be returned to their homes. Must register with Carol. Contribution for the shopping bus is \$3.00.

****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: Low Impact Aerobics & Muscle Strengthening with Lori Barr. This light aerobics class will burn fat, improve heart health, build stronger bones and muscles and increase flexibility. All levels are welcome!

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:

Cooking with Alyssa on September 11th. Senior Resource Fair on September 12th.
Flu Shot Day on September 25th.

TOWN OF CORTLANDT



RICHARD H. BECKER
Town Supervisor

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 AUGUST 2025

PURCHASE ORDERS PROCESSED

185

APPROXIMATE PURCHASING VOLUME

\$102418.78

AWARDED BIDS/RFP

RFB#23-11- Highway Traffic Signs RENEWED

RFB#23-13- Line Painting RENEWED

RFB#2024-12 Electrical Services RENEWED

RFB#2024-15 Portable Toilets RENEWED

SCHEDULED BIDS/RFP'S

RFB#2025-10 Tires, Tubes, Repairs

RFP#02-2025 Security Services

RFP#03-2025 Janitorial Services

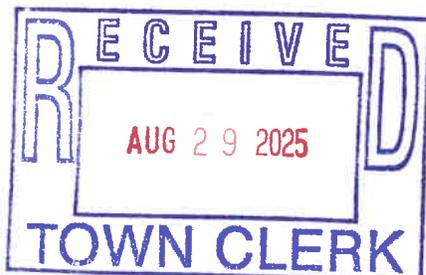
RFB#2025-11 Office Supplies

RFP04-2025 Generator and Fire Pump 9/25/2025

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

September 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 August 2025.

Sincerely,

Debra A Carter
Receiver of Taxes



TOWN OF CORTLANDT
RECEIVER OF TAXES
AUGUST 1, 2025 TO AUGUST 31, 2025

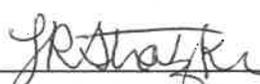
| COLLECTION | OPENING BALANCE | COLLECTION | UNAPPLIED | CREDIT CARD FEES | MEMO/ CHK FEES | MISC | OVER/ SHORT | CLOSING BALANCE |
|---------------------------------|-----------------|--------------|-----------|---------------------|-------------------|------|----------------|--------------------|
| School Taxes 2025-2026 | | | | | | | | |
| Croton Harmon | 43,173,104.29 | 641,987.40 | | | | | | 42,531,116.89 |
| Hendrick Hudson | 49,072,442.91 | 582,905.32 | | | | | | 48,489,537.59 |
| Lakeland | 53,432,335.78 | 325,677.28 | | | | | | 53,106,658.50 |
| Putnam | 3,916,692.84 | 25,913.81 | | | | | | 3,890,779.03 |
| Yorktown | 1,696,693.93 | 10,835.45 | | | | | | 1,685,858.48 |
| Total School Taxes | 151,291,269.75 | 1,587,319.26 | | | | | | 149,703,950.49 |
| School Penalty 2024-2025 | | | | | | | | |
| Town & County 2024 | | | | | | | | - |
| Town & County Penalty 2024 | | | | | | | | |
| Town & County 2025 | 625,607.08 | 85,141.92 | | | | | | 540,465.16 |
| Town & County 2025 Penalty | | 5,959.28 | | | | | | |
| Total Town, School, County, Pen | | 1,678,420.46 | | | | | | |
| Liens | 2,295,315.93 | 58,841.08 | | | | | | 2,236,474.85 |
| Lien Interest | | 7,417.30 | | | | | | |
| Installment Plan | 27,452.64 | - | | | | | | 27,452.64 |
| Installment Plan Interest | | | | | | | | |
| Total Lien & Interest | | 66,258.38 | | | | | | |
| TOTALS Base & Interest | - | 1,744,678.84 | | 2,882.68 | 25.00 | | | 1,747,586.52 |

Adj 56.15-1-3 LN of \$92.98 per NY State doesn't pay penalties

| Account# | Account Description | Fee Description | Qty | Local Share |
|---|---------------------|--------------------|-------------------------------------|----------------------------------|
| | | Special Permit | 1 | 100.00 |
| | Marriage License | marriage license | 18 | 315.00 |
| | TOWN CLERK FEES | Birth Certificates | 150 | 1,500.00 |
| | | Death Certificates | 333 | 3,330.00 |
| | | Dog Release Fee | 3 | 75.00 |
| | | EZPass | 6 | 150.00 |
| | | Fireworks License | 1 | 350.00 |
| | | Genealogy | 8 | 306.00 |
| | | Marriage Copy | 12 | 120.00 |
| | | Marriage Officiant | 4 | 100.00 |
| | | Sub-Total: | | \$6,346.00 |
| A2544 | Dog Licensing | Exempt Dogs | 1 | 0.00 |
| | | Female, Spayed | 20 | 180.00 |
| | | Female, Unspayed | 4 | 60.00 |
| | | Male, Neutered | 32 | 288.00 |
| | | Male, Unneutered | 1 | 15.00 |
| | | Replacement Tags | 3 | 15.00 |
| | | Sub-Total: | | \$558.00 |
| | | | Total Local Shares Remitted: | \$6,904.00 |
| Amount paid to: NYS Ag. & Markets for spay/neuter program | | | | 67.00 |
| Amount paid to: Nystatedept. For Marriage Lic. | | | | 405.00 |
| Total State, County & Local Revenues: | | | \$7,376.00 | Total Non-Local Revenues: |
| | | | | \$472.00 |

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.

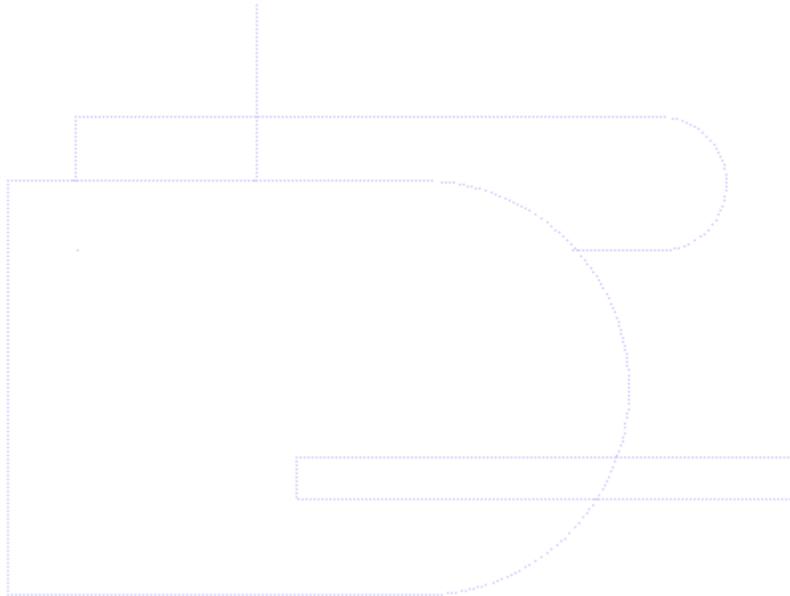



Supervisor Date Town Clerk Date

9/2/25
09/03/2025

From: [REDACTED]
Sent: Saturday, September 6, 2025 6:44:03 PM
To: Michael Cunningham <mcunningham@townofcortlandt.com>
Subject: License Agreement With the Town of Cortlandt for the mailbox pillars.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Dear Mr. Cunningham,

My name is [REDACTED], and I own and reside in the house at 23 East Hill Road, Cortlandt Manor, NY 10567. I am seeking guidance on how to obtain a license agreement with the town of Cortlandt for the mailbox pillars I built in the town's right of way. The pillars were built about 90 days ago, at the same time as when work was done to reduce the driveway width and repave. I didn't know I needed a permit to do this work at the time when I did the work. When I learned from my neighbor that I needed a permit for doing this work, I applied for the permit and have now had a pending application with the Engineering Department for about a month. My application number is A-25-635. As requested by the Engineering Department, a location survey was done, and the survey document was uploaded to the Engineering Department's website a week ago.

In the process for applying for the permit, I learned from the Engineering Department that I also need a license agreement for the mailbox pillars. I did not see any application form or any other means to apply for a license on the Town's website. Please guide me on how to obtain the required license.

Kind regards,



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DRAFT

RESOLUTION

NUMBER X-25

**(APPROVE UPDATED RATE AND SLUDGE FEE FOR THE SEWER DISTRICT
OPERATED BY JONAS BASTYS, INC.)**

WHEREAS, Jonas Bastys, Inc. is a Sewage Works Corporation that operates a private treatment plant and sewer system; and

WHEREAS, its area of operation has been referred to as Joint Sewer District Number 4; and

WHEREAS, under the Transportation Corporations Law, the Town Board has the power to set the rates charged by Jonas Bastys, Inc.; and

WHEREAS, upon information and belief, Jonas Bastys, Inc. services approximately 850 dwelling units; and

WHEREAS, residents of the Amberlands and various co-op associations, condominiums, single-family homes, and pools, are connected to this sewer system as well as commercial establishments such as Foodtown; and

WHEREAS, Resolution Number 225-89 stated for the 1992 Rate, “[t]he rate to be charged shall be equal to that of the current 1992 water rate per 1,000 gallons of water consumption”; and

WHEREAS, there is an agreement dated September 22, 1989 executed by both the Town of Cortlandt on behalf of Joint Sewer District Number 4 and Jonas Bastys, Inc. agreeing to these rates and specifically stating that “during the fourth year of this Agreement, and ensuing years thereafter, JONAS BASTYS, INC. be and hereby is authorized to charge the current rate per thousand gallons of metered water consumption as the sewer rate”; and

WHEREAS, pursuant to Resolution Number 130-91, Jonas Bastys, Inc. was authorized to charge a sludge disposal fee of “\$14.00 per quarter per household...”; and

WHEREAS, the wastewater treatment plant in recent years has had failing infrastructure, which required upgrades; and

WHEREAS, during the same period that Jonas Bastys, Inc. upgraded the infrastructure, it submitted documents to the Town Board for a sewer rate increase; and

WHEREAS, the Town had requested certain documentation that it did not receive, so it was unable to grant Jonas Bastys, Inc.’s requests; and

WHEREAS, the Town specifically denied Jonas Bastys, Inc.’s requests for rate increases pursuant to Resolutions 327-19, 327-20, 130-22; and

WHEREAS, despite these denying resolutions, Jonas Bastys, Inc. illegally charged residents increasing rates that were not approved by the Town Board; and

WHEREAS, Jonas Bastys, Inc. was directed to stop this behavior as evidenced by the Cease and Desist letter from Town Attorney, Thomas F. Wood, Esq., dated August 1, 2022; and

WHEREAS, representatives of Jonas Bastys, Inc. submitted documents during 2023 to the Town detailing its purported operational costs; and

WHEREAS, per the Town's understanding, these were unaudited figures; and

WHEREAS, the documents provided included charges for things such as salaries, but residents have reported to the Town that whenever they call the Jonas Bastys, Inc. office, they either are unable to speak with someone or are spoken to rudely; and

WHEREAS, Jonas Bastys, Inc. requested to make a presentation to the Town Board and was scheduled to present at the Town Board's Work Session on November 13, 2023; and

WHEREAS, representatives from Jonas Bastys, Inc. failed to appear at this Work Session, and did not provide prior notice or an explanation for their failure to appear; and

WHEREAS, the Town Board adopted Resolution 348-23 at its December 12, 2023 Meeting; and

WHEREAS, pursuant to Resolution 348-23, the Town Board approved the following in the "resolved" section of the Resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Town approves a sewer rate per 1,000 gallons used of \$14.17 beginning on January 1, 2024, which is the average of the current water rate of \$9.74 and Jonas Bastys' proposed rate of \$18.59.

BE IT FURTHER RESOLVED, that the Town Board is reviewing and setting the rates based upon its own Motion.

BE IT FURTHER RESOLVED that to charge this rate of \$14.17 per 1,000 gallons, Jonas Bastys Inc. must provide a credit to all customers who have previously paid more than the water rate per 1,000 gallons of consumption and Jonas Bastys, Inc. must clear out any remaining balances for residents who have not paid the unauthorized, previously charged rates.

BE IT FURTHER RESOLVED that the sludge fee shall be \$19.00 per household per quarter in 2024 and \$20.00 per household per quarter in 2025 and thereafter.

BE IT FURTHER RESOLVED that the rates and sludge fees set by this Resolution shall remain constant until Jonas Bastys, Inc. submits a future petition with audited financial information and new rates are approved by the Town Board.

BE IT FURTHER RESOLVED that the Town Attorney's Office is authorized to bring a legal proceeding should Jonas Bastys, Inc. violate any of the terms of this Resolution.

WHEREAS, thereafter, it appeared that Jonas Bastys, Inc. attempted to comply with Resolution 348-23, but the Town still received numerous inquiries from residents based on the bills that they received from Jonas Bastys, Inc.; and

WHEREAS, a repeated complaint was that Jonas Bastys, Inc. failed to comply with Resolution 110-16, which was adopted on March 15, 2016, and which the Town Board adopted after receiving complaints from customers of Jonas Bastys, Inc. that water utilized by single-family homes for the irrigation of lawns and filling of swimming pools was being factored into the charges for sewer treatment; and

WHEREAS, these charges should not be included in the amounts charged for using the sewer system, since although normal sewer usage is based on water consumption, water used for lawn irrigation and to fill swimming pools is not discharged into the sewer system; and

WHEREAS, Resolution 110-16 included the following in the "resolved" section of the Resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby establish the following limits with respect to sewer usage charges imposed on single-family residences receiving sewer services from the aforementioned sewer corporation:

That the rates charged by the operator for sewer treatment shall be capped at the average of the rates charged during the October through May time period. The summer charges shall not exceed the average cost of sewer service during the aforementioned period; and

BE IT FURTHER RESOLVED, that it is the intent of the cap to eliminate the inequity of paying for sewer services on water which does not go through the sewer system; and

BE IT FURTHER RESOLVED, that this cap shall be effective as of January 1, 2015 and that the operator shall make the appropriate credits in all accounts; and

BE IT FURTHER RESOLVED, that this cap shall effect all single-family homes within said service area.

WHEREAS, on January 16, 2025, the attorney for Jonas Bastys, Inc., Mitchell Baker, Esq., submitted a Petition to increase sewer rates pursuant to Article 10 of the Transportation Corporations Law (the “January 2025 Petition”); and

WHEREAS, the January, 2025 Petition requested that the sewer rate for customers of Jonas Bastys, Inc. be increased to \$33.18 per thousand gallons; and

WHEREAS, thereafter, the Town of Cortlandt retained Albert A. Natoli, P.C., Counselor-at-Law to review the January 2025 Petition; and

WHEREAS, the principal of Albert A. Natoli, P.C. is Albert A. Natoli, Esq. (“Natoli”); and

WHEREAS, Mr. Natoli’s qualifications, which have been filed with the Town Board, include more than 50 years’ experience in utility rate setting that has been focused on water and sewer utilities, practicing as a professional engineer, earning a Masters in Management, and being admitted to the New York State Bar; in addition Mr. Natoli has represented private sewer utilities, customers, and municipalities in sewer rate proceedings in which his recommendations have been affirmed by appellate courts in the State of New York; and

WHEREAS, on February 16, 2025, Michael Cunningham, Esq., Deputy Town Attorney for the Town of Cortlandt, sent an email to Mitchell Baker, Esq. with interrogatory requests drafted by Natoli; and

WHEREAS, the Cunningham email on February 16, 2025, stated in part that: “Enclosed are interrogatories propounded by the Town of Cortlandt (“Town”) to the Petitioner, Jonas Bastys, Inc. (“JB Inc.”) regarding the Application for Rate Increase by Jonas Bastys, Inc. (“Petition”). Before the Town approves a rate for the sewage-works corporation, it needs documentary and rational support. Since virtually no support was provided with the Petition, these interrogatories should help JB Inc. provide the documentary and rational support needed for the Town to determine what rate is “fair, reasonable and adequate” (Transportation Corporations Law § 121); and

WHEREAS, on February 27, 2025, Mr. Baker sent purported answers to the interrogatories to Cunningham; and

WHEREAS, after reviewing the purported answers to the interrogatories, Mr. Natoli sent a letter dated March 5, 2025 via email; and

WHEREAS, the March 5, 2025 letter from Natoli included the following paragraphs in addition to other specific details:

The filing made by Jonas Bastys, Inc. ("JBI" or "Company") was made without any supporting documentation and failed to present even the most basic information needed to determine that the rate proposed is justified. Rather than simply rejecting the filing for its obvious inadequacies, the Town of Cortlandt ("Town") issued an initial set of detailed document and information requests ("Interrogatories") that, if answered fully, would help the Company provide most of the information needed to determine fair, reasonable, and adequate rates.

On February 27, 2025, JBI submitted a letter and attachments providing some of the information requested in the Interrogatories. However, the information filed failed to provide most of the basic information needed to make a determination on the rates.

WHEREAS, on March 11, 2025, Messrs. Natoli, Cunningham, and Thomas F. Wood, Esq. (Town Attorney) received an email from Mr. Baker requesting to extend the time for the Town to decide the January 2025 Petition for an additional 60 days; and

WHEREAS, the Town of Cortlandt and Jonas Bastys, Inc. subsequently executed a stipulation extending the time to decide the January 2025 Petition to Friday, May 16, 2025; and

WHEREAS, after receiving the fully executed stipulation extending the time for a decision to Friday, May 16, 2025, Richard Bartzick, who upon information and belief is the principal of Jonas Bastys, Inc., stated "To all - This will give me more time to write a couple more letters to the town and customers about rate increase. Have a great weekend. Rich"; and

WHEREAS, Mr. Cunningham emailed Mr. Baker on May 1, 2025 following up to see if Baker had any updates; and

WHEREAS, Mr. Baker responded on May 1, 2025 with "[w]e are working on it — tax season put our accountant out of commission for a while — it probably would be best to get another adjournment just so we do not rush. Would that be acceptable to your Town?"; and

WHEREAS, the Town of Cortlandt and Jonas Bastys, Inc. subsequently executed a stipulation extending the time to decide the January 2025 Petition to Friday, June 20, 2025; and

WHEREAS, on June 3, 2025, Baker submitted additional responses to the interrogatories to the Town; and

WHEREAS, after receiving the responses to the interrogatories on June 3, 2025, the Town requested additional time from Mr. Baker to review the responses to the interrogatories; and

WHEREAS, Jonas Bastys, Inc. and the Town of Cortlandt executed a stipulation extending the time for the Town to make a decision on the January 2025 Petition to August 15, 2025; and

WHEREAS, Mr. Baker sent an email with a letter dated July 7, 2025 addressed to Cunningham stating in part that:

I trust the summer is treating you well. I just want to advise you that if the Town, or its representatives, have any questions regarding our submissions, or need anything in addition, please do not hesitate to contact us. Feel free to contact Mr. Bartzick and/or our accountant Guy DiPietro directly. I am also at your disposal.

Thanks, and I look forward to resolving this matter in an amicable fashion.

WHEREAS, Mr. Cunningham acknowledged receipt of Mr. Baker’s letter on July 7, 2025; and

WHEREAS, on July 29, 2025 Mr. Cunningham emailed Mr. Baker stating in part:

Attached is a proposed stipulation extending the time for a decision to Friday, September 19th for your review.

The next Town Board meeting is a week from today (August 5th), and Al [Natoli] won’t have his analysis completed by then. The next Town Board meeting after that is on Tuesday, September 16th.

I spoke with Al [Natoli], and he is happy to provide you with a substantive update about the status of his analysis.

WHEREAS, the Parties subsequently extended the time for a decision to Friday, September 19, 2025; and

WHEREAS, Mr. Baker emailed Mr. Cunningham on August 13, 2025 stating: “Michael: Just following up. Please provide me the date or dates when your people are available to meet and discuss the proposed rate increase. I want the company’s accountant with me, and he needs some lead time. Thanks”; and

WHEREAS, Mr. Cunningham responded to Mr. Baker on August 13, 2025 stating in part: “I’ll follow up with some proposed dates and times”; and

WHEREAS, Mr. Natoli sent an email with a letter to Mr. Baker on August 20, 2025, including the following paragraphs:

The information provided in JBI's petition was insufficient to justify the proposed increase. Consequently, the Town served detailed document and information requests ("Interrogatories") to obtain necessary supplemental information. My letter of March 5, 2025, outlined deficiencies in JBI's responses and underscored the need for substantial additional information. We thank you and the Company for subsequently providing much of the requested materials and for agreeing to extend the time for the Town to render a decision on the application.

Our analysis has progressed but was significantly hampered by the format of the documents provided. Much of the data, which we requested in analyzable formats like Microsoft Word or Excel, was supplied only as non-searchable PDF files. This has made a thorough and efficient review much more time consuming.

To move forward, we would like to schedule a conference to discuss the application. Michael Cunningham, Esq., will contact your office within a week or so to arrange a suitable time.

Although we have several items for discussion at that conference, one critical area requires your immediate attention: support and justification of the Company's rate base (i.e., the value of capital investments net of depreciation).

WHEREAS, between August 22, 2025-September 2, 2025, Mr. Baker and Mr. Natoli exchanged further letters, emails, and phone calls regarding the January 2025 Petition as an effort to resolve outstanding questions; and

WHEREAS, on September 8, 2025, Mr. Baker and Mr. Natoli began exchanging further correspondence regarding the January 2025 Petition; and

WHEREAS, on September 9, 2025, Mr. Natoli wrote via email to Mr. Baker:

Mitchell,

As I mentioned in my call to you, we will not have time to discuss and resolve issues before the September Town Board meeting. Therefore, I am requesting, on behalf of the Town, an extension to October 24, which is just after the next Town Board meeting on October 21.

I agree that we should meet soon to discuss the filing. This should avoid needing another extension.

Please let me and the Town Attorneys know if your client agrees to

the extension. If he does, please work out the extension paperwork with Michael.

Thank you,
Al

WHEREAS, Mr. Bartzick sent an email on September 9, 2025 to supervisor@townofcortlandt.com responding to Mr. Natoli's extension request with the following: "See Y'all in COURT... A big fat NO..."; and

WHEREAS, the Town understood this to mean that Jonas Bastys, Inc. would not extend the deadline to make a decision on the January 2025 Petition beyond September 19, 2025; and

WHEREAS, after speaking with his client, Mr. Baker confirmed on September 10, 2025 via two different emails that his client would not agree to extend the time for the Town to render a decision on the January 2025 Petition beyond September 19, 2025; and

WHEREAS, since the Town did not receive an extension, it must make a determination regarding the January 2025 Petition at its September 16, 2025 Town Board meeting; and

WHEREAS, Mr. Natoli submitted an Analysis and Recommended Decision dated September 12, 2025 ("Recommendations") to the Town Board, which provided a detailed review of the Petition, the subsequently submitted supporting documentation, and a recommended increase to the rates charged by Jonas Bastys, Inc.; and

WHEREAS, Mr. Natoli's recommendations were developed by applying accepted utility, economic, and regulatory rate-setting principles and a rate of return currently found adequate by the Public Service Commission of the State of New York; and

WHEREAS, the rate requested by Jonas Bastys, Inc. of \$33.18 per thousand gallons is unwarranted per Mr. Natoli's analysis because it would generate substantially more revenue than claimed in the Petition or needed to provide the utility adequate rates; and

WHEREAS, the documentation provided by Jonas Bastys, Inc. does not support the requested increase of 116%; and supports no more than a 48.85% increase to provide the utility fair, reasonable, and adequate rates; and

WHEREAS, the rates suggested by Mr. Natoli take into account the concerns of the residents that were subject to Resolution 110-16 because the expense allowances are based upon expenditures related to the operation of the sewer system and the Capped Rate Design addresses the customers' concerns that they were being billed for water that was not being treated by the sewer system; and

WHEREAS, the Town Board agrees that the Capped Rate Design helps eliminate an unfair and unjustified charge for water used for irrigation and pool filling;

NOW, THEREFORE, BE IT RESOLVED, that the Town approves the Capped Rate Design with a sewer rate per 1,000 gallons of water billed of \$21.78.

BE IT FURTHER RESOLVED that the sludge fee shall be \$29.80 per residential unit per quarter and \$13.39 per 1,000 gallons of water billed to commercial customers.

BE IT FURTHER RESOLVED that the Town Board suggests that these rates go into effect on October 1, 2025, but shall not take effect before September 19, 2025.

BE IT FURTHER RESOLVED that the Town Attorney's Office is authorized to bring a legal proceeding should Jonas Bastys, Inc. violate any of the terms of this Resolution.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

**Town Board,
Town of Cortlandt**

**In the Matter of the
Petition of Jonas Bastys, Inc.
For Consent to Increase Sewer Rates**

ANALYSIS

&

RECOMMENDED DECISION

Dated: September 12, 2025

Albert A. Natoli, Esq.
Albert A. Natoli, P.C.
49 Cold Spring Point Road
Southampton, NY 11968
Tel: (212) 619-8087
Email: Natoli.Esq@gmail.com

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I. SUMMARY OF RECOMMENDATIONS

By letter dated January 16, 2025, Jonas Bastys, Inc. (“JBI” or “Company”), a sewage-works corporation that operates within the Town of Cortlandt (“Town”), filed a petition to increase the rates it charges customers. The Town has jurisdiction over JBI’s rates pursuant to Section 121 of the Transportation Corporations Law (“TCL”).

The Petition was inadequate, and the Town could have denied the Petition for its inadequacies. The filing was devoid of all of the most basic elements needed to support a rate charged by a private utility like JBI. JBI failed to state the total revenues and net earnings that would result from the filing, to compute its rate base, *i.e.*, its net investments for utility purposes, or to request and justify a return on its investments. It also failed to base its filing on audited statements, which were required by the Town when it approved JBI’s last increase (*see*, Resolution of the Town Board, No. 348-23, dated December 12, 2023, p.3). Nevertheless, the Town, recognizing that the operation of the wastewater treatment plant is vital to its residents, decided to investigate the need for an increase and hired this firm to review the filing and recommend fair and adequate rates for JBI.

Through interrogatories and other communications and after substantial delays, much of the basic information needed to analyze the rates was provided. However, to date not all of the information that should have been provided by the applicant has been received. Since additional information is needed and the Town wanted to give the applicant the opportunity to review the computations and proposed findings, the Town requested that the date to decide the rate application be extended for a month. Under the TCL, JBI must agree to the extension, but JBI refused. Therefore, the recommendations contained herein are based upon information that was provided. The recommendations balance the need to maintain the viability of the sewer system

and the rights and interests of its customers. Additional data could increase or reduce the recommended rates. However, since the Town had chosen to investigate the need for rates and obtained substantial information showing a need for rate relief, it has a responsibility to adopt fair and adequate rates based upon the documentation available.

In its Petition, JBI proposed to increase the volume rate it charges from \$14.17 to \$33.18 per 1000 gallons (“T Gals”). JBI claimed that its proposed rate would have the Company “simply breakeven” without consideration of interest expenses and generate revenues of \$1,150,843 based on sales of 34,675 T Gals (Petition, p.5). JBI’s claims substantially understated revenues after the proposed rate increase because JBI’s estimate was based on sales that were much less than it is experiencing and its breakeven claim did not include revenue from its surcharge fee. The sales figures that were eventually provided show that JBI’s proposed rate would increase gross revenues from \$707,554.02 to \$1,527,402, *i.e.*, a 116% increase.

The table below shows the income statement submitted with the filing, the income statement submitted for calendar 2024 provided in response to a Town interrogatory, and the income, expenses, rate base, and rate of return before and after the recommended increase.

Income Statements

| | From JBI | | Recommended | |
|--|---|-----------------|--------------------|-------------------|
| | For 10 Months Ended October 31, 2024 * | Jan - Dec 24 ** | Before Increase | After Increase |
| Operating Revenues | \$374,625 | \$314,393 | \$707,554 | \$1,052,893 |
| Increase in Rates | | | | \$345,339 |
| Operating Revenue Deductions | | | | |
| Total Expenses | \$651,378 | \$619,931 | \$629,497 | \$629,497 |
| Depreciation, Amortizations & Other Inc. | 0 | 153,904 | 168,178 | 168,178 |
| Total Operating Rev. Deductions | \$651,378 | \$773,835 | \$797,675 | \$797,675 |
| Utility Operating Income | (\$276,753) | (\$459,441) | (\$90,121) | \$255,218 |
| Interest Expense | 307,658 | 55,948 | | |
| Net Income | (\$584,411) | (\$515,390) | | \$255,218 |
| Rate Base | | | \$2,750,199 | \$2,750,199 |
| Rate of Return (Pre-tax) | | | -3.3% | 9.3% |

* From Rate Petition

** From Reply to TOC-01

Note that the operating revenues, reported by JBI in its Petition, are \$332,929 less than the amount it would bill under the existing rates and less than half the amount it would bill in 2025 without a rate increase.

The table below summarizes the recommended rates and includes two rate structures that the Town may adopt. One is a Capped Rate Design that limits the charges to single-family homes to avoid having customers pay sewer charges for water used for irrigation. The other is the Current Rate Design that applies an across-the-board increase to all the rate categories. Both rate designs are intended to produce the same gross revenues and level of income.

| Rate Recommendations | After Recommended Increase | | |
|---|-----------------------------------|----------------------------|--|
| | Existing Rates | Current Rate Design | Capped Rate Design for Single-Family Residences |
| Resulting Rates | | | |
| Volume Charge | \$14.17 | \$21.09 | \$21.78 |
| Sludge Fee (Same percent increase to all Customers) | \$20.00 | \$29.80 | \$29.80 |
| Per T. Gal. Sludge Fee for Commercial Customers | \$9.00 | \$13.39 | \$13.39 |
| Impact of Residential Accounts | | | |
| Av. Volume per Residential Cust (T. Gals.) | 55.236 | 55.236 | 45.029 |
| Annual Volume Charge | \$782.69 | \$1,164.93 | \$980.73 |
| Annual Sludge Charge | 80.00 | 119.20 | 119.20 |
| Total Annual Charges | \$862.69 | \$1,284.13 | \$1,099.93 |
| Monthly Average Charges | \$71.89 | \$107.01 | \$91.66 |
| Percent Increase to Residential Customers | | 48.85% | 27.50% |
| Percent Increase to Commercial Customers | | 48.85% | 53.01% |

The Capped Rate Design would apply to single-family homes and is intended to eliminate sewer charges for increased water usage in the growing season. The Capped Rate Design would implement a rate change the Town had directed the Company to implement in Resolution No. 110-16, dated March 15, 2016. There is no indication in the data provided by JBI that a seasonal differential has been applied. If the Town would like to have this change implemented, it should adopt the Capped Rate Design. However, either rate design should produce the same level of total revenues and provide the Company with a return on its investment.

II. JONAS BASTYS, INC.

Jonas Bastys, Inc., is a New York transportation corporation formed pursuant to the provisions of the TCL. JBI owns and operates the Baltic Estates Wastewater Treatment Facility in the Town of Cortlandt. It serves co-op associations, condominiums, single-family homes, pools, and commercial accounts.

JB I was granted its last rate increase on December 12, 2023, via Town of Cortlandt, Resolution 348-23. In that Resolution, JB I was permitted to increase its sewer rate from \$9.74 per T Gals of water consumption to \$14.17 per T Gal, a 45% increase. In addition to the percent increase, the Company was permitted to charge a “sludge fee of \$19 per household per quarter in 2024 and \$20 per household per quarter in 2025”. The Resolution further stated that “the rates and sludge fees set by this Resolution shall remain constant until Jonas Bastys, Inc. submits a future petition with audited financial information and new rates are approved by the Town Board” (underline added).

III. THE PENDING RATE INCREASE APPLICATION

By letter dated January 16, 2025, JB I filed a Petition to increase the rates it charges to customers. The Petition was only seven pages plus two exhibits. Exhibit 1 was a prior resolution by the Town Board that set the existing rates, and Exhibit 2 was an unaudited Independent Accountant’s Report. Exhibit 2 included only an introductory letter; a Statement of Assets, Liabilities & Retained Earnings; and a Statement of Revenues and Expenses each for only a ten-month period, ending October 31, 2024. The Company offered to supplement the filing as needed. No supporting documentation, audited financial statements, nor tax returns were submitted with the filing.

JB I proposed “an increase of the sewer rate and the sludge charge as permitted by Transportation Corporations Law §121 to allow for the charge of \$33.18 per one thousand (1,000) gallons of water usage” and further stated that it was “not seeking an increase in the sludge fee” (Petition, p. 2). It claimed that the proposed rates would have the Company “simply

breakeven” without consideration of interest expenses and generate total revenues of \$1,150,843 based on sales of 34,675 T Gals (Petition, p.5). This claim substantially understated revenues after the proposed rate increase because JBI’s estimate was based on sales that were much less than it eventually reported and did not include revenue from the surcharge fee.¹

The information that was finally provided, after many detailed questions and months of delayed responses, enabled the Town’s representative to estimate the revenue under existing rates and the proposed rates. It was not until after a \$341,000 difference in revenues from expected sales under the existing rates and reported 2024 revenues was reported to JBI that the Company’s representative, in an email on September 8, 2025, provided an explanation for the difference.² To date, JBI has not estimated the revenues its proposed rates would produce.

Based on analysis of the data provided, JBI’s proposed rates would increase revenues from \$707,554.02 to \$1,527,402; *i.e.*, a 116% increase. Since JBI proposed that the increase would be applied only to the volume charge, residential rates would increase by 122% while commercial rates would increase by 115%.

¹ Claiming that the Company would “simply break even” with a rate of \$33.18 per T Gals means that this figure represented the total amount that would be billed after the increase. It was not until September 2, 2025, that JBI stated that it intended that the sludge fee remain in effect.

² This information is a basic and essential element of any rate filing, and JBI was asked to resolve conflicts between the Petition and the data provided in discovery. Specifically, JBI was asked, *inter alia*, to address why computed sales based upon the sludge charges and volume sales yield substantially more revenues than claimed in the Petition, and requested a spreadsheet showing projected revenues under the proposed rates. The only reply was that \$341,000 of the difference was from a 2024 refund for over billing and that the revenues from the sludge fee was \$84,740. To date no other reply to the question has been provided.

TCL § 121 gives the Town only ninety days to act on a petition. If it fails to act, the statute states that the rates would go into effect. JBI's filing was made without supporting data and was clearly inadequate to determine fair and reasonable rates. The Company granted several extensions of the effective date to allow it to submit data supporting its filing and allow the Town to analyze the data provided.

The last stipulated extension extended the time to decide to September 19, 2025. The Town requested that date be extended one more month to (1) facilitate discussions regarding the filing and the data provided, and (2) to provide the Company the opportunity to comment on an analysis by the Town's representative and submit additional data if it would help determine fair rates. Less than a week ago it appeared that the Company would agree to the requested one-month extension. However, on September 9, 2025, the Company refused that request by email that stated "See Y'all in COURT... A big fat NO..." (email from Richard Bartzick to the Town Supervisor). This refusal effectively terminated further discussion between the Company and the Town since these recommendations had to be prepared on short notice and the Town Board needs time to consider the recommendations before deciding.

The time taken to analyze the Company's rate filing is not excessive and, in fact, less than the time it typically takes to analyze small utility rate filings. Only 8 months have passed since JBI filed its Petition. Under the Public Service Law, the Public Service Commission ("PSC") has 11 months to decide similar rate applications. Yet, the PSC, which has a full-time expert staff dedicated to reviewing rate applications, took 17 months to decide a rate increase application submitted by Emerald Green Lake Louise Marie Water Company, Inc., a small water company with only a \$962,000 rate base and total revenues of \$852,000 (*see*, Case 23-W-0688 –

Minor Rate Filing by Emerald Green Lake Louise Marie Water Company, Inc. to Increase Its Total Revenues; Order Determining Rates, April 28, 2025). Also, more than 18 months have passed and the PSC has yet to decide the rates filed by Bloomingburg Water Transportation Corporation, a company with less than 500 customers (*see*, Case 24-W-0163 – New Tariff Schedule P.S.C. No. 3 – Water, Filed by Bloomingburg Water Transportation Company, Inc., Order Postponing Rates, August 21, 2024).

Moreover, the delay necessitating the need for extensions of the date to decide were suggested and necessitated by JBI. Most importantly, the filing was made without any supporting documentation. After interrogatories were issued by the Town, JBI suggested a several month extension to reply to the initial interrogatories because it was tax season. It failed to submit the replies before the end of the extension that had been granted at its request, which necessitated another stipulation extending the time to decide. JBI finally submitted its replies, which contained some but not all the information requested but were still inadequate, 96 days after they were first issued. In short, JBI is responsible for the delay in reaching a decision in this proceeding, and JBI’s refusal to extend the time to decide by an additional month is not reasonable or justified.

IV. RATE SETTING UNDER THE TRANSPORTATION CORPORATIONS LAW

Under the law, a sewage-works corporation “is ‘entitled to rates which are ‘fair, reasonable and adequate’ (TCL § 121) and may not be denied a reasonable rate of return on its investment’ (*Huff v C.K. Sanitary Systems.*, 260 A.D.2d 892, 897)”. *Bennett Road Sewer Co. v. Town of Camillus*, 273 A.D.2d 902, 903, 709 N.Y.S.2d 768, 769. In order to provide a

reasonable return on the amount invested, sewage rates need to generate revenues adequate to cover operation and maintenance expenses, taxes, depreciation, and a profit on the utility's investments. A town's decision must be impartial and unprejudiced. *Heritage Hills Sewage Works Corporation v. Town Board of the Town of Somers*, 245 A.D.2d 450, 453, 666 N.Y.S.2d 648, 651. In determining what is reasonable, the courts of this State have repeatedly looked to the precedents set by the New York State Public Service Commission even though the Transportation Corporations Law is independent from the Public Service Law. See, e.g., *id.*, 245 A.D.2d at 455, 666 N.Y.S.2d at 651.

The TCL does not require a utility to notify its customers of the proposed increase and the Town is not required to hold any hearings on the proposed increase.

The petitioner has the burden of proving it needs rate relief. This is accomplished by documenting the elements of a revenue requirement. The revenues required are comprised of operation and maintenance expenses, amortizations, depreciation, taxes, and a reasonable return on Rate Base, *i.e.*, the funds invested by the Company used to supply utility service. After a utility has established each of these elements, the proposed rates are applied to projected sales to determine that the total revenues generated from sales using the proposed rates would produce a fair rate of return. JBI did not compute its operation and maintenance expenses or taxes for a rate period, did not calculate an amortization of its rate case expense, did not offer any calculation of its rate base, and did not calculate its depreciation for the rate period. Most importantly, JBI did not compute the revenues that would be generated under the proposed rates, which is a computation absolutely necessary to determine whether the net income generated by the proposed rates would be adequate and not excessive.

JBI did not request a return on its investment. The rate of return that is a fair rate of return can be calculated through a weighted average of the individual cost components of a company's capital structure. Cost rates on debt are generally fixed on a historical basis and are readily quantified; however, these cost rates and the underlying debts are only applied if they have not been inflated by a utility's imprudent actions. The cost of common equity depends upon investor expectations and is determined for large utilities by the application of one or more analytical methods such as the Discounted Cash Flow ("DCF") methodology and the Capital Asset Pricing Model ("CAPM") to estimate the return required by equity investors. The resulting return on equity is applied to a cost-justified capital structure and debt rates that are supported by the utility's risk. JBI failed to propose a capital structure, justify its debts and a reasonable cost of debt, or consider the cost of equity.

As a surrogate for the calculations and computations that should have been provided by the Company to establish a fair return, the Town Board can fairly and equitably look to the rate of returns being granted by the Public Service Commission to similarly sized water utilities.³ In order to avoid the issues related to the permissible debts, capital structure, and an imputation of a reasonable cost of debt, the PSC typically applies a pretax rate of return to small water utilities. The Town Board should adopt and apply the 9.28% pretax rate of return, which is the average pretax rate of return recently used by the PSC and recommended herein.

³ The PSC does not regulate sewage companies. Since water companies have similar risk characteristics, the use of rates of return and capital structure set by the Commission for water utilities is an excellent surrogate for sewage utilities.

V. RATE ANALYSIS AND RECOMMENDATIONS

After a detailed analysis of the incomplete data provided by JBI, two alternative rate designs are being supplied for the Town Board's consideration. Both are designed to generate the same gross revenue and income for JBI, ensuring the Company can continue to operate effectively while ensuring fair rates for customers.

The recommendations in this report are based upon the requirements set forth in the TCL, prior judicial decisions, a review of the papers provided by the Company, all of the information provided by the Company, prior filings before the Town Board, Town of Cortlandt, and the PSC. The findings and recommendations are based upon accepted utility, economic, and regulatory rate-setting principles. The recommendations, if adopted, would provide revenues for the cost of providing sewage services, a reasonable return on rate base, and implement rates to collect the necessary revenues.

The recommendations are computed and summarized in the attached Exhibits. Exhibit 1 contains comparative income statements including JBI's 10-month income statement included in the Petition, the calendar 2024 statement provided in response to a Town interrogatory, and income statements based upon the recommended rates showing the substantiated expenses and net income after the recommended increase.

Exhibit 2 shows the computation of operating revenues based upon current rates and the sales reported by JBI for the 2024 adjusted for a rate period ending June 30, 2025. It shows the level of revenues that would be generated in the rate period under the existing rates and JBI's proposed rates. The second table on Exhibit 2 shows the revenues generated under the existing rates compared to the revenues from the recommended rates if the existing rate structure was to

be adopted by the Town Board. Exhibit 2, page 2, shows revenues from the recommended rates, using the capped rate design, and the impacts on residential and multifamily commercial customers.

Exhibit 3 shows the computation of the rate base calculated by updating plant in service, accumulated depreciation, and including an allowance for cash working capital and unamortized rate case expense. Exhibit 3, Schedule 2, shows the adjusted capitalized asset and depreciation that was used to develop the rate base on Exhibit 3, Schedule 1.

Exhibit 4 shows the computation of the additional revenues needed by applying a 9.28% pre-tax rate of return to the rate base and then adding the adjusted total operating expenses to the computed return on investment.

Key components of the analysis include:

- ◆ A calculated rate base of \$2,750,199, which includes an allowance for working capital and rate case expenses.
- ◆ A pretax rate of return of 9.28% applied to the rate base, which is consistent with the rates of return allowed for small water utilities by the New York State Public Service Commission.
- ◆ A projected net income of \$255,218 for JBI.

A. ADJUSTMENTS OF CLAIMED EXPENSES

Several of JBI's claimed expenses were adjusted to exclude costs that were not shown to be related to the utility's operation, lacked proper documentation, or were otherwise deemed unreasonable to be passed onto ratepayers. Here are the key adjustments:

Office Expenses: An adjustment was made to exclude charges that appeared unrelated to the sewer corporation. This included unexplained purchases, items shipped to North Carolina, and expenses without receipts. For instance, charges for a new computer delivered to North Carolina and restaurant equipment were disallowed.

Operations: The amount allowed for the contract operator was increased from \$40,874 to \$163,004. The allowance is based upon a contract provided by JBI. This increase is extraordinary and should be substantiated by proof that management could not find another qualified operator to avoid this apparently excessive increase. However, no data was available to show that the contract is excessive, and therefore, it could not be eliminated from the projected revenue requirement.

Outside Services: Payments to Trevor Dunlap were excluded as he is no longer employed by JBI, and there was no demonstrated need to replace him. This ensures that customers are not paying for services that are not being rendered.

Professional Fees: Professional fees were separated to distinguish between regular operational costs and expenses related to the rate case. The rate case expenses are being amortized over three years, which is consistent with Public Service Commission precedent.

Rent & Storage: Costs associated with a property at 5 Baltic Place were excluded. The lease for this property specifies that it is to be used as an insurance business, not for utility purposes.

Repairs: Certain repair expenses were disallowed because there were no receipts or explanations for the charges.

Travel Expenses: All travel expenses were excluded. There was no explanation for repeated, unexplained travel to Fort Worth, TX, and no justification for a company of this size to fund travel for an owner or employee from Texas or North Carolina. Additionally, some charges were for gasoline with no indication that the vehicle was used for utility purposes, and other purchases were made in North Carolina or Croton without explanation.

Utilities: Utility expenses for the 5 Baltic Place location were excluded, as this property can not be used for utility operations.

B. ADJUSTMENTS OF CLAIMED PLANT

The value of the plant in service was adjusted to ensure that the rate base, on which JBI earns a return, is accurate and reflects only the assets used to serve customers. The primary adjustment was related to depreciation. A number of items were depreciated for only half a year, resulting in a difference in the accumulated depreciation compared to JBI's filing. Some expenditures were not shown to be related to the utility.

C. RATE DESIGN

The table below, the same table as on page 2, summarizes the two recommended rate designs: the Current Rate Design and the Capped Rate Design.

The Current Rate Design applies a uniform percentage increase to all customer classes.

- ◆ Impact on Residential Customers: The average annual charge for a residential customer would increase from \$862.69 to \$1,284.13, a 48.85% increase.
- ◆ Impact on Commercial Customers: Commercial customers would see a similar 48.85% increase in their rates.

Rate Recommendations

| Resulting Rates | Existing Rates | After Recommended Increase Capped Rate | |
|---|-----------------------|---|--|
| | | Current Rate Design | Design for Single-Family Residences |
| Volume Charge | \$14.17 | \$21.09 | \$21.78 |
| Sludge Fee (Same percent increase to all Customers) | \$20.00 | \$29.80 | \$29.80 |
| Per T. Gal. Sludge Fee for Commercial Customers | \$9.00 | \$13.39 | \$13.39 |
| Impact of Residential Accounts | | | |
| Av. Volume per Residential Cust (T. Gals.) | 55.236 | 55.236 | 45.029 |
| Annual Volume Charge | \$782.69 | \$1,164.93 | \$980.73 |
| Annual Sludge Charge | 80.00 | 119.20 | 119.20 |
| Total Annual Charges | \$862.69 | \$1,284.13 | \$1,099.93 |
| Monthly Average Charges | \$71.89 | \$107.01 | \$91.66 |
| Percent Increase to Residential Customers | | 48.85% | 27.50% |
| Percent Increase to Commercial Customers | | 49.85% | 53.01% |

The Capped Rate Design would apply to single-family homes and is intended to eliminate volume charges for increased Summer usage. Sewer bills are based upon the water meter readings and, therefore, include charges for water used for irrigation that is not treated by the sewer system. This rate design reduces the amount that would be billed to single-family homes by capping the amount charged in the warmer months to the average of the volume charged in the first two quarters of each year. Reducing the volume charged to residential customers to about the same amounts they use in the Winter moderates the amount charged to these homes for irrigation.

The proposed Capped Rate Design requires that the Company average the quarterly bill in the first two billing cycles of a calendar. This would constitute the “base quarterly usage” for the account. The base quarterly usage is the maximum amount to be charged to a single-family residential account in that year. If only one of the first two quarterly bills is issued in any particular year, the one available bill would be used as that account’s base quarterly usage. If no

bills are issued in either of the first two quarterly periods of any calendar year, the average bill for that location in the first two quarters of the prior year would be used as the base quarterly usage until new bills for the first two quarters of the next calendar year are issued.

The goal is to establish a baseline of that customer's typical, non-irrigation water usage. For customers with limited billing history, the system would rely on the best available data – whether it's one or two of their own Winter bills or the usage from previous years for that location – to ensure they are billed as fairly as possible under the Capped Rate Design.

The impacts of the Capped rate design are:

- ◆ Residential Customers: The average annual charge for a residential customer would increase from \$862.69 to \$1,099.93, a more moderate 27.5% increase.
- ◆ Commercial Customers: To maintain the same overall revenue, commercial customers would see a 53.01% increase in their rates.

A Capped Rate Design would implement a rate change the Town had directed the Company to implement in Resolution No. 110-16, dated March 15, 2016. There is no indication in the data provided by JBI that a seasonal differential has been applied. If the Town would like to have this change implemented, it should adopt the Capped Rate Design.

VI. RECOMMENDATIONS

The Town Board should adopt one of the two proposed rate structures. The Capped Rate Design is the recommended option as it is more equitable for residential customers and implements a previously stated directive from the Town Board. While this would lead to a higher percentage increase for commercial customers, it rectifies the unfairness of charging

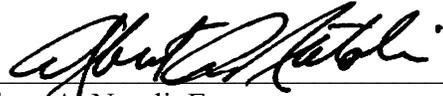
residents for water that does not become sewage. Should the Town Board prefer a uniform increase for all customers, the Current Rate Design is a viable alternative.

The rates adopted by the Town Board should be considered final. In the future, JBI can file for an increase pursuant to the requirements of the TCL. The Board should advise the utility that better justification of its expenditures will be necessary in the next filing and that the petition should be filed with supporting documentation, explanations, and verifications.

The Town Board should pass a resolution implementing one of the two rate designs on or before the September 19, 2025, deadline. We are available to answer any further questions.

Dated: September 12, 2025

Respectfully submitted,



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Recommendations to the Town Board of Cortlandt

Jonas Bastys, Inc., Application for a Rate Increase JBI Income Statements & Recommended Adjustments

| | JBI's Petition | JBI's Data | Recommended | | Reference |
|--|---|-----------------|-----------------------------|----------------|-----------|
| | For 10 Months Ended October 31, 2024 * | Jan - Dec 24 ** | Adjusted before Increase | After Increase | |
| Income | | | | | |
| Sewer Revenue | \$374,625 | \$340,025 | \$707,554 | \$1,052,893 | Ex. 2 |
| Sales Tax | | (25,631) | | | |
| Total Income | \$374,625 | \$314,393 | \$707,554 | \$1,052,893 | |
| Gross Profit | \$374,625 | \$314,393 | \$707,554 | \$1,052,893 | |
| Expenses | | | | | |
| Trash removal | \$2,146 | \$2,146 | \$1,626 | \$1,626 | |
| Alarm expense | | 1,480 | 1,480 | 1,480 | |
| Bank Fee | | 192 | 192 | 192 | |
| Chemicals | 31,081 | 28,753 | 28,753 | 28,753 | |
| Cleaning and Landscaping | | 1,268 | | 0 | |
| Engineer expense | 10,300 | 10,300 | 5,783 | 5,783 | |
| Equipment Rental | 25,689 | 25,689 | 13,524 | 13,524 | |
| Equipment Maintenance | 5,139 | | 5,989 | 5,989 | |
| Insurance | 50,125 | 49,661 | 51,574 | 51,574 | |
| License & Permits | | 3,921 | 2,496 | 2,496 | |
| Laboratory Testing | 9,149 | 2,925 | 4,081 | 4,081 | |
| NYS Corp Tax | | 175 | 175 | 175 | |
| Office Expense | 4,921 | 5,522 | 2,934 | 2,934 | |
| Operation | 53,984 | 40,874 | 163,495 | 163,495 | |
| Outside Services | 32,100 | 38,900 | 39,600 | 39,600 | |
| Property Taxes | 18,833 | 18,833 | 19,511 | 19,511 | |
| Payroll - Officer | 46,300 | 78,000 | 78,000 | 78,000 | |
| Payroll - Salaries other | 17,100 | 26,004 | 26,004 | 26,004 | |
| Total Payroll Taxes | 30,204 | 8,649 | 8,649 | 8,649 | |
| Professional Fees | 63,681 | 44,775 | 21,048 | 21,048 | |
| Rent | 22,703 | 27,251 | 9,251 | 9,251 | |
| Repairs | 23,083 | 30,109 | 13,245 | 13,245 | |
| Sewer Main Maintenance | 16,057 | 16,057 | 9,460 | 9,460 | |
| Sludge Hauling | 59,060 | 31,073 | 38,836 | 38,836 | |
| Supplies | 59,250 | 70,098 | 30,769 | 30,769 | |
| Total Travel | 3,358 | 3,358 | 0 | 0 | |
| Utilities | | | | | |
| Water | | \$1,000 | \$1,569 | \$1,569 | |
| Fuel Oil | | 655 | 0 | 0 | |
| Fuel - Propane | | | 307 | 307 | |
| Utilities - Other | | 52,263 | 51,146 | 51,146 | |
| Total Utilities | \$61,840 | \$53,918 | \$53,022 | \$53,022 | |
| Other Operating Expenses | 5,275.00 | | | | |
| Total Expense | \$651,378 | \$619,931 | \$629,497 | \$629,497 | |
| Net Ordinary Income | (\$276,753) | (\$305,537) | \$78,057 | \$423,396 | |
| Other Income/Expense | | | | | |
| Misc Income | | \$844 | \$0 | \$0 | |
| Total Other Income | | \$844 | \$0 | \$0 | |
| Other Expense | | | | | |
| Depreciation Expense | | \$154,748 | \$161,511 | \$161,511 | |
| Rate Case Amortization | | | 6,667 | 6,667 | |
| Total Other Expense | | \$154,748 | \$168,178 | \$168,178 | |
| Net Other Income & Expenses | | (\$153,904) | (\$168,178) | (\$168,178) | |
| Total Deductions | \$651,378 | \$773,835 | \$797,675 | \$797,675 | |
| Utility Operating Income | (\$276,753) | (\$459,441) | (\$90,121) | \$255,218 | |
| Interest Expense | 307,658 | 55,948 | 0 | 0 | |
| Net Income | (\$584,411) | (\$515,390) | (\$90,121) | \$255,218 | |
| Rate Base | | | \$2,750,199 | | Ex 3 |
| Return on Rate Base | | | \$255,218 | | Ex 4 |
| Additional Revenue Needed | | | \$345,339 | | Ex 4 |

* From Rate Petition

** From Reply to TOC-01

Recommendations to the Town Board of Cortlandt

Jonas Bastys, Inc., Application for a Rate Increase

Revenues

| 2025 Revenue Based on Usage and # of Customers & Usage Reported by JBI | Amount | JBI Proposed Rates |
|--|---------------------|-----------------------|
| Projected Sales and Revenue Based on the Number of Customers Reported Residential | | |
| Total Number of Customers | 149 | |
| Number of Commercial Customers | 16 | |
| Number of Residential Customers | 133 | |
| Average Sales Per Residential Customer | 55.236 | |
| Total Volume Sales to Residential Customers | 7,346.388 | |
| Rates for Volume Billed | \$14.17 | \$33.18 |
| Revenue from Volume Sales to Residential Customers | \$104,098.32 | \$243,753.15 |
| Sludge Fee Per Quarter & Per Year | \$20.00 | \$80.00 |
| Revenue from Residential Sludge Fees | \$10,640.00 | \$10,640.00 |
| Total Revenue from Residential Customers | \$114,738.32 | \$254,393.15 |
| Commercial Customer & Multifamily | Units | Sludge Fees |
| Volume Sales | 35,879.648 | \$85,801.30 |
| Less: Residential Customer Grouped with Commercial Customers | (98.820) | (80.00) |
| Net Volume Sales, Commercial | 35,780.828 | \$507,014.33 |
| Net Commercial Revenue from Sludge Fees | | \$85,721.30 |
| Sludge Fees on Multifamily Buildings | 718 | \$57,440.00 |
| Sludge Fee Charge by the T. Gal. | 3,151.256 | \$9.00 |
| Total Revenue, Commercial | | \$592,815.63 |
| Total Revenue | | \$1,273,009.17 |
| Percent Increase to Residential Customers | | 122% |
| Percent Increase to Commercial Customers | | 115% |

| Summary of Revenue - Recommended Rates | | Volume | # of ERU | Existing Rates | New Rates |
|--|------------|-----------|-------------|---------------------|-----------------------|
| Existing Rate Design | | (T. Gals) | Sludge Fees | | |
| Percent Increase | | | | | 48.81% |
| Volume Charge | | | | \$14.17 | \$21.09 |
| Sludge Charge, Residential Quarterly (Rounded) | | | | \$20.00 | \$29.80 |
| Sludge Charge, Residential Annual | | | | \$80.00 | \$119.20 |
| Sludge Charge, Commercial /T Gals | | | | \$9.00 | \$13.39 |
| Residential | | | | | |
| Usage, Charged by Volume | 7,346.388 | | | \$104,098.32 | \$154,935.32 |
| Sludge Fee, # of Residential Units | | | 133 | 10,640.00 | 15,853.60 |
| Total Revenue from Residential Customers | | | | \$114,738.32 | \$170,788.92 |
| Percent Increase to Residential Customers | | | | | 48.85% |
| Commercial | | | | | |
| Usage, Charged by Volume | 35,780.828 | | | \$507,014.33 | \$754,617.66 |
| Total Sales by Volume | 43,127.216 | | | | |
| Sludge Fees from # of Multifamily Units | | | 718 | \$57,440.00 | \$85,585.60 |
| Sludge from Volume Charges | 3,151.256 | | | 28,361.30 | 42,195.32 |
| Total Revenue from Commercial & Multifamily Customers | | | | \$592,815.63 | \$882,398.58 |
| Total Revenue From Rates | | | | \$707,553.95 | \$1,053,187.50 |

| Summary of Revenue - Recommended Rates | Volume Charges (T. Gals) | # of ERU Sludge Fees | New Rates | |
|---|---------------------------------|-----------------------------|-----------------------|----------------|
| Capped Rate Design | | | | |
| Percent Increase | | | 48.81% | |
| Revenue Needed | | | \$1,052,893.24 | |
| Revenue Needed from Volume Sales | | | \$909,552.98 | |
| Residential Usage, Charged by Volume | 5,988.890 | | | |
| Commercial Usage, Charged by Volume | 35,780.828 | | | |
| Total Volume Charges | 41,769.718 | | | |
| Recommended Rates | | | | |
| Rate Per T. Gals Sold | | | \$21.78 | |
| Sludge Charge, Quarterly (Rounded) | | | \$29.80 | |
| Sludge Charge, Annual) | | | \$119.20 | |
| Sludge Charge, Commercial /T Gals | | | \$13.39 | |
| Residential | | | | |
| Usage, Charged by Volume | 5,988.890 | | \$130,438.02 | |
| Sludge Fee, # of Residential Units | | 133 | 15,853.60 | |
| Total Revenue from Residential Customers | | | \$146,291.62 | |
| Percent Increase to Residential Customers | | | | |
| Commercial | | | | |
| Usage, Charged by Volume | 35,780.828 | | \$779,306.43 | |
| Sludge Fees from # of Multifamily Units | | 718 | 85,585.60 | |
| Commercial Sludge Volume Charged | 3,151.256 | | 42,195.32 | |
| | | | 907,087.35 | |
| Total Revenue Recommended Capped Rates | | | \$1,053,378.97 | |
| Revenue & Percent Increases | | Existing Rates | Capped Rates | Percent |
| Total Revenue from Residential Customers | | \$114,738.32 | \$146,291.62 | 27.50% |
| Total Revenue from Multifamily & Commercial Customers | | 592,815.63 | 907,087.35 | 53.01% |
| | | \$707,553.95 | \$1,053,378.97 | |

Jonas Basty's Inc. - Sewage-Works Corporation

Rate Base Mid-Year 2026

Average Rate Base for Year Ending: 6/30/2026

Middle of Rate Year: 12/31/2025

| Rate Base | Amount |
|--|--------------------|
| Plant in Service | \$3,785,574 |
| Less: Accumulated Depreciation | (1,157,997) |
| Net Plant | \$2,627,577 |
| Working Capital | 105,955 |
| Unamortized Balance of Rate Case Expense | 16,667 |
| Total Rate Base | \$2,750,199 |

Allowance for Working Capital (CWC)

| Prepayments | Prepayments | 50%/Prepayments | |
|--------------------------------|-------------|-----------------|----------|
| 50% of Pre-Paid Insurance | \$51,574 | \$25,787 | |
| 50% of Pre-Paid Property Taxes | \$19,511 | 9,755 | |
| Total Prepayments | \$71,085 | | \$35,542 |

Cash Working Capital Allowance

| | | | |
|--|----------|-----------|------------|
| Total O&M Expenses | | \$629,497 | |
| Less: | | | |
| Insurance - General Liability | \$51,574 | | |
| 50% of Pre-Paid Property Taxes | 7,956 | | |
| Amortization of Rate Case Expense | 6,667 | | |
| Total Adjustments | | | (\$66,197) |
| Total O&M Expenses for CWC Allowance | | | \$563,300 |
| % Allowance for CWC: $((30/2) + 30)/360$ | 12.50% | | |
| Cash Working Capital Allowance | | | 70,413 |
| Total Working Capital | | | \$105,955 |

Unamortized Balance - Rate Case Expense

| | | |
|--|---------|----------|
| Rate Case Expense | | \$20,000 |
| Amortization Period (Years) | 3 | |
| Annual Amortization | \$6,667 | |
| Average of Amortization collected in 1st rate year | | 3,333 |
| Unamortized Balance | | \$16,667 |

Recommendation to the Town Board of Cortlandt

Jonas Basty's Inc. - Sewage-Works Corporation Capitalized Asset and Depreciation

Average for 12/31/2025

| No. | Description | From JBI | | Date Acquired | Life | Annual Depreciation % | Annual Depreciation Amount | Years In Service | JBI's | |
|--------------------------------------|---------------------------|---------------------------|---------------------------|---------------|------|-----------------------|----------------------------|------------------|---|---|
| | | Cost or Basis | Adjusted | | | | | | Accumulated Depreciation as of 12/31/2024 | Accumulated Depreciation as of 12/31/2025 |
| BUILDINGS | | | | | | | | | | |
| 1 | SEWER PLANT | 360,000 | 360,000 | 1/01/71 | 33 | 3.03% | | 55 | \$360,000 | \$360,000 |
| TOTAL BUILDINGS IMPROVEMENTS | | <u>360,000</u> | <u>360,000</u> | | | | | | <u>\$360,000</u> | <u>\$360,000</u> |
| 2 | IMPROVEMENTS | \$81,741 | \$81,741 | 7/01/06 | 27.5 | 3.6364% | \$2,972 | 20 | \$57,957 | \$60,929 |
| 3 | IMPROVEMENTS | 94,544 | 94,544 | 1/01/07 | 27.5 | 3.6364% | 3,438 | 19 | 65,325 | 68,763 |
| 4 | PUMP STATION | 102,679 | 102,679 | 7/01/08 | 27.5 | 3.6364% | 3,734 | 18 | 69,201 | 72,935 |
| 5 | ROOF& BUILDING EXTERIOR | 666,072 | 666,072 | 7/01/14 | 27.5 | 3.6364% | 24,221 | 12 | 229,071 | 253,292 |
| 6 | ELECTRICAL | 133,064 | 133,064 | 7/01/15 | 27.5 | 3.6364% | 4,839 | 11 | 40,923 | 45,762 |
| 7 | BLOCK RETAINING WALL | 22,844 | 22,844 | 7/01/16 | 27.5 | 3.6364% | 831 | 10 | 6,198 | 7,029 |
| 8 | CAT WALK | 88,283 | 88,283 | 7/01/17 | 27.5 | 3.6364% | 3,210 | 9 | 20,732 | 23,942 |
| 10 | ODOR CONTROL SYSTEM | 131,900 | 131,900 | 12/31/18 | 27.5 | 3.6364% | 4,796 | 7 | 23,980 | 28,776 |
| 11 | WELDING | 87,600 | 87,600 | 10/01/20 | 27.5 | 3.6364% | 3,185 | 5 | 10,219 | 13,404 |
| 12 | ODOR CONTROL SYSTEM | 26,380 | 26,380 | 3/03/20 | 27.5 | 3.6364% | 959 | 6 | 3,636 | 4,595 |
| 14 | PAINTING | 194,742 | 194,742 | 7/25/21 | 15 | 6.6667% | 12,983 | 4 | 32,463 | 45,446 |
| 16 | SSI AERATION | 3,300 | 3,300 | 8/31/21 | 20 | 5.0000% | 165 | 4 | 413 | 578 |
| 18 | IMPROVEMENTS - ELECTRICAL | 7,955 | 7,955 | 12/22/21 | 20 | 5.0000% | 398 | 4 | 995 | 1,393 |
| 19 | WELDING | 92,107 | 92,107 | 12/22/21 | 20 | 5.0000% | 4,605 | 4 | 11,513 | 16,118 |
| 20 | AERATION | 46,450 | 46,450 | 1/19/22 | 20 | 5.0000% | 2,323 | 4 | 3,484 | 5,807 |
| 21 | BLOWER | 83,500 | 83,500 | 3/03/22 | 20 | 5.0000% | 4,175 | 4 | 6,263 | 10,438 |
| 22 | ELECTRICAL | 18,000 | 18,000 | 5/27/22 | 20 | 5.0000% | 900 | 4 | 1,350 | 2,250 |
| 23 | WELDING | 308,085 | 308,085 | 7/01/22 | 20 | 5.0000% | 15,404 | 4 | 23,106 | 38,510 |
| 29 | WELDING | 197,879 | 197,879 | 11/09/23 | 20 | 5.0000% | 9,894 | 2 | 1,237 | 11,131 |
| 30 | TANK PAINTING & RELINING | 288,050 | 278,000 | 12/01/23 | 20 | 5.0000% | 13,900 | 2 | 1,800 | 15,700 |
| 31 | ELECTRICAL | 4,594 | 4,594 | 12/26/23 | 20 | 5.0000% | 230 | 2 | 29 | 259 |
| 32 | NEW GAS LINE | 36,420 | 30,420 | 12/09/24 | 20 | 5.0000% | 1,521 | 1 | | 1,521 |
| 33 | ELECTRICAL | 143,274 | 143,274 | 7/01/24 | 20 | 5.0000% | 7,164 | 2 | | 7,164 |
| 34 | WELDING | 218,732 | 218,732 | 7/01/24 | 20 | 5.0000% | 10,937 | 2 | | 10,937 |
| 35 | IMPROVEMENTS | 22,770 | | 7/01/24 | 20 | 5.0000% | 0 | 2 | | 0 |
| 36 | SEWER LINE | 72,613 | | 8/05/24 | 20 | 5.0000% | 0 | 1 | | 0 |
| TOTAL IMPROVEMENTS | | <u>\$3,173,578</u> | <u>\$3,062,145</u> | | | | <u>\$136,784</u> | | <u>\$609,895</u> | <u>\$746,679</u> |
| MACHINERY AND EQUIPMENT | | | | | | | | | | |
| | <u>DESCRIPTION</u> | | | | | | | | | |
| 9 | EQUIPMENT | \$23,441 | \$23,441 | 12/31/18 | 27.5 | 3.6364% | \$852 | 7 | \$4,260 | \$5,112 |
| 13 | PUMP | 9,748 | 9,748 | 1/08/20 | 7 | 14.2857% | 1,393 | 6 | 4,874 | 6,267 |
| 15 | EQUIPMENT - PUMP | 8,880 | 8,880 | 8/31/21 | 7 | 14.2857% | 1,269 | 4 | 3,172 | 4,441 |
| 17 | EQUIPMENT - PUMPS | 24,535 | 24,535 | 12/22/21 | 7 | 14.2857% | 3,505 | 4 | 8,764 | 12,269 |
| 25 | PUMP SYSTEM | 30,872 | 30,872 | 2/09/23 | 7 | 14.2857% | 4,410 | 3 | 3,859 | 8,269 |
| 26 | TROJAN UV SYSTEMS | 149,558 | 149,558 | 11/03/23 | 20 | 5.0000% | 7,478 | 2 | 935 | 8,413 |
| 28 | HUBER ROTAMAT SCREENER | 116,395 | 116,395 | 11/03/23 | 20 | 5.0000% | 5,820 | 2 | 727 | 6,547 |
| TOTAL MACHINERY AND EQUIPMENT | | <u>\$363,429</u> | <u>\$363,429</u> | | | | <u>\$24,727</u> | | <u>\$26,591</u> | <u>\$51,318</u> |
| TOTAL PLANT DEPRECIATION | | <u>\$3,897,007</u> | <u>\$3,785,574</u> | | | | <u>\$161,511</u> | | <u>\$996,486</u> | <u>\$1,157,997</u> |

Recommendations to the Town Board of Cortlandt
Jonas Bastys, Inc., Application for a Rate Increase
Additional Revenue Needed

| | | |
|--|--------------------|-------|
| Rate Base | \$2,750,199 | Ex. 2 |
| Rate of Return | 9.28% * | |
| Return on Investment | <u>\$255,218</u> | |
| Net operating income | | |
| Total Deductions | <u>797,675</u> | Ex. 1 |
| Total Revenue Needed | \$1,052,893 | |
| 2025 Project Annual Revenue at current rates | <u>\$707,554</u> | Ex. 1 |
| Additional Revenue Needed | \$345,339 | |
| % Increase | 48.81% | |

* Average of pre-tax rate of return allowed by the New York State Public Service Commission to small utilities. As of March 20, 2025, the pre-tax rate of return allowed to small water utilities ranged from 8.78 to 9.78 percent.

LAW OFFICES
ALBERT A. NATOLI, P.C.

49 COLD SPRING POINT ROAD • SOUTHAMPTON, NY 11968
TELEPHONE: (212) 619-8087 • FACSIMILE: (877) 770-8087 • EMAIL: Natoli.Esq@gmail.com

Professional Experience of Albert A. Natoli, Esq.:

Attorney - Albert A. Natoli, P. C., Counselor-at-Law
1991 - Present; New York, New York

The firm represents clients in utility, environmental, administrative, condemnation, and contract law. We prepare and critique rate filings, allocated cost studies, and rate designs. We develop, implement, and interpret the rules and regulations that apply to municipal and private utilities. We prepare and analyze contracts among and between governmental entities, utilities, and customers. We negotiate effectively on behalf of governmental entities, utilities, plaintiffs, and defendants. We argue appeals and litigate before trial courts, administrative agencies, and other regulators. Our clients have included water, waste water, energy, and telecommunications utilities, state authorities, municipalities, and customers.

The firm has developed negotiating strategies and successfully completed the sale of utility assets. For the owners of one utility, we obtained one of the highest negotiated prices ever obtained for a water utility of its size.

We have developed, prepared, and implemented public utility financings using innovative loan enhancements to enable small utilities to obtain long-term tax-exempt bonds. We have represented utilities, municipalities, and customers. As part of this practice, a complete review of financial statements and the financial credibility of the client's earnings is undertaken regularly.

The firm is efficient and experienced with large, complex litigation, as well as small matters. We represented one of the largest public water authorities in the country and successfully litigated its pollution claim. After a five-week trial, the court dismissed all of the causes of action by every other plaintiff. However, at trial and on appeal, we convinced the courts to extend their interpretation of the statutes and permitted our cause of action to prevail.

Partner - Natoli & Pocchia, Attorneys at Law
1984-1991; New York, New York

In addition to the activities described above, Natoli & Pocchia served as a lobbyist for a major telephone utility on matters relating to competition and franchise rights.

Adjunct Professor - Brooklyn College of the City University of New York
1989-1990; Brooklyn, New York

Taught Corporate Law.

President - Utility Regulatory Consultants, Inc.
1985-1987; Brooklyn, New York

Utility Regulatory Consultants, Inc., provided utility consulting services concerning state and federal administrative regulation, engineering and economic plant evaluation, management operations, computer applications, and network development and maintenance. The corporation, also, provided professional employees on a *per diem* basis.

As President, Albert A. Natoli consulted to NYNEX (now Verizon) and sewer companies, providing advice and expert testimony. He prepared and, in part, presented a utility regulation course for professionals. This five-day seminar covered all aspects of utility rate making including rate of return, finance, and rate design. It also included an intensive review of the interrelationship among utility corporations, government, and regulators.

Litigation Counsel - The New York City Energy Office
1982-1984; New York, New York

As the litigating attorney for the NYC Energy Office, Albert A. Natoli represented the City of New York in energy-related litigation. He also served as a utility and legal expert for interdepartmental consultations with the NYC Department of Environmental Protection, the Bureau of the Budget, and various economic development offices. In this position, he lead a team of engineers, economists, and financial experts who analyzed environmental, utility rate, and finance applications. He selected issues for litigation and managed and presented the City's arguments with respect to the areas litigated. Other duties in that position included the selection and supervision of rate, engineering, financial, and economic consultants and expert witnesses.

Lead by its Litigation Counsel, the New York City Energy Office successfully developed testimony determining a more appropriate debt-equity ratio and convinced the Public Service Commission to have one of the largest electric utilities in the State of New York balance its financial structure and reduce capital costs.

**Associate Valuation Engineer - New York State Department of Public Service
1970 to 1981; New York, New York**

During his years at the Public Service Commission, Albert A. Natoli prepared and presented expert testimony relating to the Long Island aquifer, rate, and service proceedings; prepared and/or coordinated the presentation of cost of service, weather normalization, original cost, and rate design studies, and supervised and organized the preparation of his engineering staff's presentation of direct testimony and cross-examination in formal rate and service proceedings.

He advised the Public Service Commission at its sessions and individual commissioners during special conferences on technical and policy issues including rate design, finance, service, and consumer services. He supervised the regulation of over 100 public utilities and reviewed water treatment and other engineering plans and rate, finance, service, transfer, and accounting applications.

Among the accomplishments in this position was the implementation of a mitigation plan to reduce the withdrawals from the Queens aquifer and the first Winter-Summer rate in New York State for a privately owned public water supplier. In addition, he developed unique financing methods to fund necessary projects for small utilities that could not otherwise obtain capital.

Education:

Juris Doctor - Brooklyn Law School, 1981

- American Juris Prudence Award in Administrative Law

Masters of Science (Management) - Polytechnic Institute of New York, 1974

Bachelor of Engineering (Mechanical) - Manhattan College, 1970

Professional Information and Membership:

Member of the New York State Bar

Admitted to the U.S. District Court for the Southern and Eastern Districts of New York

Licensed Professional Engineer (Inactive)

New York State Bar Association,

- Public Utility Law Committee

DRAFT

RESOLUTION

NUMBER X-25

**(AUTHORIZE THE ACCEPTANCE OF OASAS GRANT SOR III AND EXTEND
CONTRACT FOR TEEN SERVICES)**

WHEREAS, the Drug Abuse Prevention Council, also referred to as the Youth Center, has been awarded a State Opioid Response Grant (III) for the period of September 30, 2025 – September 29, 2026 for \$73,081; and

WHEREAS, the Grant will be used for outreach, intervention, and prevention of drug and alcohol use; and

WHEREAS, a portion of this grant not to exceed \$43,850 may be used to extend the contract with Lisamaria Albanese MSW;

NOW, THEREFORE, BE IT RESOLVED, the Town Supervisor is authorized to accept the grant award and is further authorized to extend the independent contractor agreement with Lisamaria Albanese, MSW.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**(ADOPT TAX PAYMENT EXTENSION FOR ACTIVE DUTY MILITARY
PERSONNEL PURSUANT TO REAL PROPERTY TAX LAW SECTION 925-D)**

WHEREAS, Section 925-d of the Real Property Tax Law allows for a Town by resolution to extend the deadline to collect real property taxes from a person who has been deployed by the military or by the spouse or domestic partner of such person; and

WHEREAS, Section 925-d of the RPTL allows this extension for up to ninety (90) days after the deployment ends; and

WHEREAS, Section 925-d of the RPTL states: “For purposes of this section a ‘person deployed by the military’ shall mean a person who has been ordered to active military duty, other than training, for the period beginning with a declaration of war by Congress and ending with a date prescribed by Presidential proclamation or concurrent resolution of Congress or during any periods of combat designated by presidential executive order or hazardous duty”; and

WHEREAS, the Supervisor, Town Board, and Receiver of Taxes are all proponents of this extension in order to show appreciation for active duty military personnel;

NOW, THEREFORE, BE IT RESOLVED, the Town approves the ninety (90) day real property tax payment extension for a person who has been deployed by the military or by the spouse or domestic partner of such person subject to the parameters in Section 925-d of the Real Property Tax Law.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(RE: AUTHORIZE JOINT APPLICATION WITH THE VILLAGE OF BUCHANAN FOR THE BANNON AND TATE AVENUE SIDEWALK REPLACEMENT PROJECT THROUGH THE WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM)

WHEREAS, the Town has identified and supports the need for sidewalk replacement and pedestrian improvements along Bannon and Tate Avenues; and

WHEREAS, the needed sidewalk replacement and improvements straddle the municipal boundary between the Town of Cortlandt the and the Village of Buchanan; and

WHEREAS, the Town has also always been a leader in sharing services with adjacent municipalities in order to improve efficiencies and to reduce costs; and

WHEREAS, the Village of Buchanan and Town of Cortlandt agree to submit a joint application to the Westchester County Complete Streets Municipal Assistance Program for funding to support the sidewalk replacement and pedestrian improvements along Bannon and Tate Avenues, and

WHEREAS, pedestrian and sidewalk improvements are consistent with the Town's 2016 Comprehensive Plan which encourages and supports the implementation of Complete Streets with the Town of Cortlandt, and

WHEREAS, the Supervisor is hereby authorizes the Department of Technical Services (DOTS) to submit a joint grant application with the Village of Buchanan to the Westchester County Complete Streets Municipal Assistance Program requiring a 50 percent match which would be split evenly between the Village of Buchanan and the Town of Cortlandt in an amount not to exceed \$XXXXX, for the design and construction of sidewalk replacement and pedestrian improvements along Bannon and Tate Avenues, and is further authorized to execute all necessary agreements with respect to said grant.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at the Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**(AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE A LICENSE AGREEMENT
WITH THE OWNER OF 23 EAST HILL ROAD)**

WHEREAS, there are two existing stone pillars and existing cobble stone located in the Town's right-of-way and installed by the owner of 23 East Hill Road; and

WHEREAS, the encroachments were discovered when the property owner was working to clear outstanding requirements with Code Enforcement related to driveway alterations; and

WHEREAS, the owner understands it is the owner's responsibility to maintain & repair the encroachments;

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is authorized to execute a license agreement with the owner of 23 East Hill Road subject to approval of the agreement by the Town Attorney's Office.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**(INDEMNIFY MEMBERS OF THE UNINCORPORATED ASSOCIATION
PRESERVING THE OLD VAN CORTLANDTVILLE CEMETERY ON OREGON
ROAD)**

WHEREAS, Old Van Cortlandtville Cemetery is the fourth oldest cemetery in New York State; and

WHEREAS, the cemetery is the resting place for 44 unknown soldiers from the Revolutionary War; and

WHEREAS, other famous soldiers in the cemetery include John Paulding who is credited with apprehending and catching Major John Andre, and also General Seth Pomeroy who was in charge of the continental soldiers in the Hudson Valley; and

WHEREAS, since 1949, the cemetery has been maintained by an unincorporated association; and

WHEREAS, tasks that members of the Board of Trustees of the cemetery's unincorporated association engage in include burials; stone cleaning and repair; research; and identification; and

WHEREAS, Section 64 of the New York State Town Law allows the Town Board to provide for the protection and preservation of historical places; and

WHEREAS, the Town already insures the cemetery since if it were to be abandoned, it would become property owned by the Town;

NOW, THEREFORE, BE IT RESOLVED, the Town shall indemnify and hold harmless all of the members of the Board of Trustees for the Old Van Cortlandtville Cemetery or any volunteers working in conjunction with the Board of Trustees for engaging in work related to the protection and preservation of the Old Van Cortlandtville Cemetery.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**(NEW YORK COOPERATIVE LIQUID ASSETS SECURITIES SYSTEM (NYCLASS)
REGISTRATION RESOLUTION)**

WHEREAS, New York General Municipal Law, Article 5-G, Section 119-o (Section 119-o) empowers municipal corporations [defined in Article 5-G, Section 119-n to include school districts, boards of cooperative educational services, counties, cities, towns and villages, and districts] to enter into, amend, cancel, and terminate agreements for the performance among themselves (or one for the other) of their respective functions, powers, and duties on a cooperative or contract basis;

WHEREAS, the Town of Cortlandt wishes to invest portions of its available investment funds in cooperation with other corporations and/or districts pursuant to the NYCLASS Municipal Cooperation Agreement Amended and Restated as of August 1, 2023;

WHEREAS the Town of Cortlandt wishes to satisfy the safety and liquidity needs of their funds;

NOW, THEREFORE, BE IT RESOLVED, that Ann Scaglione, Town Comptroller of the Town of Cortlandt is hereby authorized to participate in the NYCLASS program under the terms of the NYCLASS Municipal Cooperation Agreement Amended and Restated as of August 1, 2023.

| | |
|--------------------------|--------------|
| _____ | _____ |
| Contact Signature | Title |
| Ann Scaglione | _____ |
| Printed Name | Date |

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(AMEND WATER METER REPLACEMENT POLICY (RESOLUTION 122-25) FOR MEMBERS OF THE CORTLANDT CONSOLIDATED WATER DISTRICT)

WHEREAS, the EPA imposed a new lead and copper testing requirement upon municipalities; and

WHEREAS, during the lead and copper testing appointments, the Town upgraded existing water meters since most water meters were nearly two decades old; and

WHEREAS, pursuant to Resolution 122-25, the Supervisor and Town Board approved a \$100.00 penalty for each month that a property owner failed to comply with the water meter replacement policy and lead and copper testing requirements; and

WHEREAS, after the penalty was imposed, the Town received many inquiries, and many residents made appointments to comply with the Water District's policies; and

WHEREAS, several residents contacted Town staff pertaining to concerns about installing new meters; and

WHEREAS, the new meters are read the same way the prior meters were read by using radio frequencies that are read when Department of Environmental Services vehicles drive by the meters; and

WHEREAS, to provide the residents who do not wish to have a new meter installed inside their house an alternative option, the Town considered several proposals; and

WHEREAS, the Town reviewed the "smart meter opt-out" policy that is used by ConEd, but since the prior and new meters are read the same way, a meter reading charge similar to ConEd's would be inapplicable; and

WHEREAS, the Town Board considered calculating the average water consumption over the past four water billing periods for residents who do not wish to upgrade their meter and to use the average water usage to calculate bills moving forward, but the Town Board determined it was not in favor of having an option in which a property could receive water without a functioning meter; and

WHEREAS, the Town Board believes that the most viable option for residents who do not wish to install a new meter inside of their homes would be to install a meter pit in the Town's right-of-way; and

WHEREAS, the Town's Water Division can install the meters, but this will use Town staff's time; and

WHEREAS, if an individual requests that a meter be installed in a pit in the Town's right-of-way rather than inside of the individual's home, then that is not a charge that should be the responsibility of the other users in the Cortlandt Consolidated Water District, and the resident electing this option will need to pay for staff time and materials; and

WHEREAS, the Town estimates that the cost to install a water meter pit in the Town's right-of-way would cost between \$1,500 and \$2,000;

NOW, THEREFORE, BE IT RESOLVED that the \$100 per month penalty pursuant to Resolution 122-25 is still in effect, but the Town Attorney's Office is authorized to waive all penalties incurred during 2025 for those who comply with the lead and copper testing requirements per the EPA.

BE IT FURTHER RESOLVED that the Town Attorney's Office has no discretion to waive penalties for anyone not complying with the EPA lead and copper testing requirements.

BE IT FURTHER RESOLVED that each member of the Cortlandt Consolidated Water District will have the option of paying \$50 per month until the costs of installing the meter pit in a Town right-of-way are recovered by the Cortlandt Consolidated Water District, and this fee cannot be waived or reduced by Town of Cortlandt or Northern Westchester Joint Water Works staff.

BE IT FURTHER RESOLVED that each member of the Cortlandt Consolidated Water District receiving water service must have a meter installed either inside of their homes or in the Town's right-of-way. There is no option to receive water service without a functioning meter.

BE IT FURTHER RESOLVED that any outstanding payments shall be levied onto the Town's 2026 tax bill.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(AUTHORIZE A LEAK ADJUSTMENT FOR 22 SKYLARK DRIVE)

WHEREAS, the owner of 22 Skylark Drive requested a leak adjustment due to being billed for excess water usage; and

WHEREAS, the excess water usage was based on a leak; and

WHEREAS, to calculate the leak adjustment, the Town used the resident's average water consumption for the billing cycles preceding the leak;

NOW, THEREFORE, BE IT RESOLVED that the Town Board approves a leak adjustment for the owner of 22 Skylark Drive for the bill dated August 1, 2025 from \$2,131.31 to \$380.40.

BE IT FURTHER RESOLVED that all interest and penalty charges incurred by the owner shall be waived.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(AUTHORIZE CLAIM SETTLEMENT WITH THE OWNER OF 59 OLD OREGON ROAD)

WHEREAS, Ms. Jennifer Carpenter, owner of 59 Old Oregon Road, submitted a claim to the Town Clerk's Office alleging damages caused by the Town to her plumbing and driveway; and

WHEREAS, the Town Clerk's Office received the Notice of Claim on August 22, 2025; and

WHEREAS, the Claims administrator has reviewed all associated claims paperwork, and while the Town disclaims liability, the Claims administrator believes that it is in the Town's best interest to settle this matter;

NOW, THEREFORE, BE IT RESOLVED that the Comptroller is authorized to issue payment in the amount \$13,762 in full satisfaction of Ms. Carpenter's claim after all settlement paperwork is received and approved by the Town Attorney's Office.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

RE: (AUTHORIZE A CONTRACT WITH RESPECT TO EMPLOYEE TRAINING)

NOW, THEREFORE, BE IT RESOLVED, authorize the Personnel Manager to utilize Global Compliance Network.

BE IT FURTHER RESOLVED, the Town Supervisor is authorized to execute a contract with respect to same in the amount of \$1,000 for Global Compliance Network effective 9/1/25-8/31/26.

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

**Adopted on September 16, 2025
at a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(ADOPTING AN UPDATED MASTER FEE LIST FOR THE TOWN OF CORTLANDT)

WHEREAS, the following changes are being made to the Master Fee List:

1. Town Clerk – Fireworks Permit update to \$1500 per permit.

BE IT RESOLVED that the Town Board of the Town of Cortlandt does hereby adopt the Updated Master Fee List for the Town of Cortlandt as of September 16, 2025, encompassing all fees for the various departments; and

BE IT FURTHER RESOLVED, this Master Fee List shall be posted on the Town's website.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall.**

Town of Cortlandt Master Fee List

DRAFT

Office of the Town Clerk

Vital Records

| | | |
|----------------------|----------|---------------|
| Birth Certificate | \$ 10.00 | As set by NYS |
| Death Certificate | \$ 10.00 | As set by NYS |
| Marriage Certificate | \$ 10.00 | As set by NYS |
| Genealogy Record | \$ 22.00 | As set by NYS |
| Marriage License | \$ 40.00 | As set by NYS |
| Marriage Officer | \$ 25.00 | As set by NYS |

Dog Licensing

| | | |
|-----------------------|----------|--|
| Annual Fee - Spayed | \$ 10.00 | |
| Annual Fee - Unspayed | \$ 18.00 | |
| Dog Tag Replacement | \$ 5.00 | |
| Dog Release Fee | \$ 25.00 | |

Filming

| | | |
|----------------------------------|-------------------|--|
| 1st Private Property (Per Day) | \$ 1,000.00 | |
| Add'l Private Property (Per Day) | \$ 300.00 | |
| Public Property (Minimum) | \$ 1,500.00 | |
| Public Property (Use Fee) | Set by Town Board | |

FOIL

| | | |
|------------------------------------|-------------------|--|
| Hard Copies up to 9"X14" per page | \$ 0.25 | |
| Hard Copies larger than 9"X14" | \$ 5.00 | |
| Staff production time over 2 hours | Hourly Staff Wage | |

Gaming

| | | |
|-----------------|-------------------|--|
| Bingo | Set by NYS Gaming | |
| Games of Chance | Set by NYS Gaming | |
| Raffles | Set by NYS Gaming | |

Misc

| | | |
|---|-------------|-----------|
| E-Zpass | \$ 25.00 | |
| Fireworks Permit | \$ 1,500.00 | |
| Annual Boat Launch Tag - Motorized | \$ 100.00 | |
| Annual Boat Launch Tag - Unmotorized | \$ 50.00 | |
| Hunting and Fishing Licenses | Set by DEC | |
| Hunting and Fishing - Water Resistant Paper | \$ 1.00 | Per sheet |
| Bid Copies | \$ 50.00 | |
| Return Check Fee | \$ 20.00 | |

Department of Environmental Services

Highway

| | | | |
|--|---------------------|-----------|--------------------------------------|
| | Road Opening | \$ 150.00 | Plus security set by Director of DES |
| | Tie into Catchbasin | \$ 150.00 | Plus security set by Director of DES |

Water Department

| | | | |
|--|-------------------|-----------|---------|
| | New Sewer Service | \$ 275.00 | |
| | New Water Service | \$ 425.00 | Per tap |

Sanitation

| | | | |
|--|-------------------------|----------|---------------------------|
| | Special Bulk Pickup | \$ 30.00 | |
| | Refrigerator or Freezer | \$ 10.00 | |
| | Air Conditioner | \$ 10.00 | |
| | Dehumidifier | \$ 10.00 | |
| | Television | \$ 10.00 | |
| | Item containing Freon | \$ 10.00 | |
| | E-Waste | \$ 5.00 | |
| | Tires with Rims | \$ 10.00 | Per tire; max 8 per year. |
| | Tires without Rims | \$ 5.00 | Per tire; max 8 per year. |

Department of Technical Services - Code Enforcement

DOTS Fee Notes:

- 1) All consultant fees shall be paid by the applicant and placed in escrow (trusted agency).
- 2) The Town collects a 10% Administration and Review Fee for consultant escrow accounts.
- 3) Applicant responsible for any e-check / ETF fee / bank fee / credit card processing fee, etc...

Alarm Permits

| | | |
|-------------------------------------|-----------|--|
| Residential | \$ 50.00 | |
| Existing Multi-Family or Commercial | \$ 250.00 | |
| New Multi-Family or Commercial | \$ 250.00 | Plus cost of work shall be included in building permit fee |

Backflow Devices

| | | |
|---|-----------|--------------------------|
| Residential (irrigation or pool autofill) | \$ 200.00 | Per device |
| Non-compliance - Residential | \$ 100.00 | Per device |
| Commercial | \$ 350.00 | Per device |
| Non-compliance - Commercial | \$ 150.00 | Per device |
| Residential Dwelling | - | 1, 2 family homes exempt |

Blasting Permit

| | | |
|-------------|-------------|-------------------|
| Residential | \$ 500.00 | Valid for 30 days |
| Commercial | \$ 1,500.00 | Valid for 30 days |
| Renewals | \$ 250.00 | Each occurrence |

Building Permits

| | | |
|---|-----------------|---|
| Application Fee | | |
| Residential | \$ 200.00 | |
| Commercial | \$ 550.00 | |
| Residential Building Permit | \$ 150.00 | Up to \$10,000 in value; plus \$10 per \$1,000 over \$10,000 |
| Commercial Building Permit | \$ 300.00 | Up to \$10,000 in value; plus \$12 per \$1,000 over \$10,000 |
| Renewal Residential (all permit types) | | |
| 1st Renewal | \$ 200.00 | 12 months from date of initial permit |
| Subsequent Renewal | \$ 200.00 | Plus 50% of original permit fee, not to exceed \$2000; every 6 months thereafter |
| Renewal Commercial (all permit types) | | |
| 1st Renewal | \$ 550.00 | Plus 50% of original permit fee, not to exceed \$2000; at 12 months from date of initial permit |
| 2nd Renewal | \$ 550.00 | Plus 50% of original permit, fee not to exceed \$3500; at 12 months from date of initial permit |
| Subsequent Renewals | \$ 550.00 | Plus 50% of original permit fee, not to exceed \$5000; at 12 months from date of initial permit |
| Permits Issued (No activity within first 12 months) | | 131-3.D Permit shall be deemed null and void and require new application/fee |
| Residential Plan Amendment | \$ 200.00 | Plus revised permit fee based on additional construction cost |
| Commercial Plan Amendment | \$ 550.00 | Plus revised permit fee based on additional construction cost |
| Work Performed without Approval and Permit | Double all Fees | Penalty fee may be waived by Town Board (declared emergency, fire damage) |

Certificate of Completion / Compliance

| | | |
|-------------------------------------|-----------|--|
| Temporary - Residential (90 days) | \$ 50.00 | |
| Temporary - Commercial (90 days) | \$ 300.00 | |
| Failure to close-out within 90 days | | All types, building permit must be renewed and permit will be re-opened. |
| Residential | \$ 50.00 | |

| | | | |
|---|----|--------|---|
| Commercial | \$ | 200.00 | |
| Duplicate Certificates | \$ | 25.00 | |
| Prior to Zoning Inspection - Residential | \$ | 250.00 | |
| Prior to Zoning Inspection - Commercial | \$ | 500.00 | |
| Duplicate Prior to Zoning Certs. | \$ | 50.00 | |
| Copies and Digital Scans | | | |
| Up to 9"x14" | \$ | 0.25 | |
| Greater than 9"x14" | \$ | 5.00 | Per sheet (includes a scan) |
| Demolition Permit | | | |
| Residential Single Family | \$ | 200.00 | Main dwelling |
| Residential Accessory Structure | \$ | 50.00 | Each additional structure |
| Multi-Family | \$ | 250.00 | Each structure |
| Commercial | \$ | 500.00 | Each structure |
| Driveway Permits | | | |
| Residential Standalone | \$ | 100.00 | The cost of all work. Otherwise shall be included with associated building permit |
| Commercial Standalone | \$ | 200.00 | |
| Electrical Permit | | | |
| Residential | \$ | 200.00 | Plus cost of electrical work shall be included in building permit fee |
| Commercial | \$ | 200.00 | |
| Expired Permit Close-Out | | | |
| Applicable to all open permits that have expired and have not been renewed in which there is no active construction and all work inspected. | | | Permits issued <i>prior</i> to Jan. 1, 2024 will be required to pay the current permit renewal application fee to close-out the permit. Permits issued <i>subsequent</i> to Jan. 1, 2024 shall be required to renew permits and are responsible for all cumulative amounts of prior years' renewal. |
| Flood Damage Prevention | | | |
| Residential | \$ | 200.00 | Plus cost of work shall be included in building permit fee |
| Commercial | \$ | 500.00 | |
| Gas Line Inspection / Test | | | |
| Residential | \$ | 200.00 | Each occurrence |
| Commercial | \$ | 200.00 | |
| Heating Oil Tank | | | |
| Remove / Install / Abandon | \$ | 200.00 | |
| HVAC Permit | | | |
| Residential | \$ | 200.00 | Plus cost of HVAC work shall be included in building permit fee |
| Commercial | \$ | 200.00 | Plus cost of HVAC work shall be included in building permit fee |
| LP Gas Tanks | | | |
| Install or Relocate - Residential | \$ | 100.00 | |
| Install or Relocate - Commercial | \$ | 200.00 | |
| Operating Permits (Includes Fire Inspections) | | | |
| Public Assembly (100 or greater occupants) | \$ | 200.00 | Annual renewal |
| Hazardous Uses (Per NYS Uniform Code) | \$ | 350.00 | Annual renewal |
| Tents | \$ | 100.00 | Per tent, each occurrence |
| Parking Garages | \$ | 500.00 | As required by NY State |
| Home Occupancy | \$ | - | Every 3rd year; included with Planning Board renewal fee |

| | | | |
|--|---|-------------|---|
| | Religious and Recognized non for profits | \$ - | Frequency as required by Uniform Code; fee exempt |
| | Cell Tower Re-Certification | \$ 5,000.00 | Tower and Site; 5-years from date of initial approval |
| | Co-location Re-Certification | \$ 3,500.00 | Each carrier; 5-years from date of initial building permit |
| | Other | \$ 350.00 | Any other use requiring an operating permit from any other authority having jurisdiction |
| Peddler Permits | | | |
| | Up to 11"X17" | \$ 200.00 | |
| Plumbing Permit | | | |
| | Residential | \$ 200.00 | Plus cost of plumbing work shall be included in Building Permit fee |
| | Commercial | \$ 200.00 | |
| Reinspection Fees | | | |
| | Reinspection Fee - Residential | \$ 50.00 | After 2nd Failure - all Permit types |
| | Reinspection Fee - Commercial | \$ 150.00 | After 2nd Failure - all Permit types |
| Sign Permits | | | |
| | Window Signs | \$ 150.00 | Per sign |
| | Wall / Awning / Free Standing | \$ 250.00 | Per sign and/or awning |
| Sprinkler, Stand Pipe, & Supression Systems | | | |
| | Residential Multi-Family w/ Building Permit | | Included with Residential Building Permit |
| | Residential Multi-Family Standalone | \$ 100.00 | Up to \$10,000 in value; plus \$10 per \$1,000 over \$10,000 |
| | Commercial w/ Building Permit | | Included with Commercial Building Permit |
| | Commercial Standalone | \$ 200.00 | Up to \$10,000 in value; plus \$12 per \$1,000 over \$10,000 |
| Steep Slope Permit | | | |
| | Residential | \$ 200.00 | Plus cost of work shall be included in building permit fee |
| | Commercial | \$ 500.00 | |
| | Escrow / Securities Accounts | - | Refer to Town Code Ch. 259; as determined by approving authority; plus 10% Town Administration Fee |
| Stop Work Order | | | |
| | 1st Offence for a Property | | Necessary Permits and approvals must be obtained within timeframe specified |
| | 2nd and Subsequent Offence for a Property | \$ 1,000.00 | Base fee to lift order, plus \$250 per day in which work is found to be performed in violation of stop work order |
| Title Searches | | | |
| | Request Fee | \$ 150.00 | Plus \$20 per certified copy of BP, CO, or CC |
| Topographical Alteration | | | |
| | Residential | \$ 500.00 | Plus cost of work shall be included in building permit fee |
| | Commercial | \$ 500.00 | |
| | Escrow / Securities Accounts | - | Refer to Town Code Ch. 283; as determined by approving authority; plus 10% Town Administration Fee |
| Tree Removal Permit (Stand-Alone) | | | |
| | Residential | \$ 50.00 | 3 or more trees, non-diseased |
| | Commercial | \$ 100.00 | Plus \$10 per tree |
| | Escrow / Securities Accounts | | Refer to Town Code Ch. 283; as determined by approving authority; plus 10% Town Administration Fee |
| | Security Deposit | 2x | Cost of plant material - including labor |
| Trees - in Lieu of Plantings | | | |
| | Tree | \$ 150.00 | Per tree |
| | Specimen Tree | \$ 200.00 | Per tree |
| | Protected Tree | \$ 300.00 | Per tree |
| Utility and Agency Permits | | | |

| | | | |
|---|---|-------------|--|
| | Initial Meeting | \$ 200.00 | |
| | Pre-Application Review Fee | \$ 500.00 | Plus escrow as determined by DOTS Director; 10%Town Administration Fee |
| | Subsequent Meeting (virtual or in-person) | \$ 150.00 | Each occurrence |
| | Permit Fee | \$ 500.00 | Plus \$12 per \$1,000 of estimated construction cost |
| | Inspection Fee | \$ 100.00 | Each occurrence |
| | Final Compliance Inspection | \$ 250.00 | |
| | Securities | | As set forth by various Chapters of Town Code or as determined by the Director of DOTS to function as a restoration security for public infrastructure |
| Water Main and Sanitary Sewer Extensions | | | |
| | Water Main Extension - Residential | \$ 4,000.00 | Per application plus \$350/lot for subdivisions |
| | Water Main Extension - Commercial | \$ 4,000.00 | Per application plus \$2 per gallon of estimated consumption |
| | Sanitary Sewer Extension - Residential | \$ 4,000.00 | Per application plus \$350/lot for subdivisions |
| | Sanitary Sewer Extension - Commercial | \$ 5,000.00 | Per application plus \$2 per gallon of estimated consumption |
| Wetland Permit | | | |
| | Residential | \$ 250.00 | Plus cost of work shall be included in building permit fee |
| | Commercial | \$ 500.00 | |
| | Escrow / Securities Accounts | | Refer to Town Code Ch. 179; as determined by approving authority; plus 10% Town Administration Fee |

Department of Planning and Community Development -Planning

Planning Notes:

- 1) All consultant fees shall be paid for by the applicant and placed in escrow (trusted agency). Escrow accounts to be replenished by Applicant as required to 50% of initial value when depleted.
- 2) The Town Collects a 10% Town Administration and Review Fees for consultant escrow accounts.
- 3) Construction inspection fees includes all earthwork, site work, paving, drainage, landscaping and utilities required to complete construction. Decorative ammenities (i.e. benches, bicycle racks, etc...) are exempt.

| | | | |
|---------------------|----|--------|--|
| Lot Line Adjustment | \$ | 300.00 | |
|---------------------|----|--------|--|

Subdivision

| | | | |
|-------------------------|----|----------|----------------------------------|
| Pre-Application Meeting | \$ | 250.00 | first free; subsequent meeting |
| Preliminary Major Plat | \$ | 750.00 | plus \$750 for each building lot |
| Preliminary Minor Plat | \$ | 500.00 | plus \$500 for each building lot |
| Final Approval | \$ | 1,000.00 | |

Site Plan

| | | | |
|-----------------|----|--------|---|
| Application Fee | \$ | 150.00 | for each 1,000 sf of proposed floor area plus \$5 for each parking space(minimum of \$500.00) |
| Time Extension | \$ | 250.00 | at time of extension; maximum two (2) 1-year time ext. allowed. |

Site Plan Amendment

| | | | |
|-----------------|----|--------|---|
| Application Fee | \$ | 250.00 | for each 1,000 sf of proposed floor area;plus \$5 for each parking space(minimum of \$250.00) |
| Time Extension | \$ | 250.00 | per request |

| | | | |
|----------------|----|--------|----------------------|
| Special Permit | \$ | 500.00 | plus Application Fee |
|----------------|----|--------|----------------------|

| | | | |
|---------------------|----|--------|-------------------------|
| Accessory Apartment | \$ | 250.00 | initial application fee |
|---------------------|----|--------|-------------------------|

| | | | |
|----------------|----|--------|--|
| Home Occupancy | \$ | 500.00 | initial application;\$150 at time of renewal (every 3 years) |
|----------------|----|--------|--|

| | | | |
|-------------------------------------|----|--------|--|
| Time Extension Preliminary Approval | \$ | 100.00 | per lot; six (6) 6-month approvals allowed |
|-------------------------------------|----|--------|--|

Time Extension Final Approval - 90 day extensions (unlimited by State Law)

| | | | |
|-----------------------|------|--------|---------------------------------|
| 0-2 requests | Free | | per request |
| 2-8 requests | \$ | 100.00 | plus \$25 per lot; per request |
| 8-15 requests | \$ | 150.00 | plus \$50 per lot; per request |
| more than 15 requests | \$ | 300.00 | plus \$100 per lot; per request |

| | | | |
|----------------|----|------|--|
| Inspection fee | \$ | 0.05 | of estimated cost of construction improvements based on Engineer's Estimate (excludes lot & buildings) |
|----------------|----|------|--|

Telecommunication

| | | | |
|----------------|----|-----------|---------------------------|
| New Tower | \$ | 15,000.00 | |
| Escrow Deposit | \$ | 7,500.00 | per Town Code Chapter 277 |

| | | | |
|---|-------------------------------------|----------------|--|
| | Re-Certification | \$ 2,500.00 | every 5 years |
| | Co-Location | \$ 5,000.00 | |
| | Small Cell Wireless Facility | \$ 10,000.00 | |
| | Recreation Fee | \$ 6,000.00 | per lot |
| | Bond Reduction Request | \$ 150.00 | per request |
| Escrow Account Deposits | | | |
| | 0 to 2 lots or dwelling units | \$ 2,500.00 | |
| | 3 to 10 lots or dwelling units | \$ 1,500.00 | per proposed lot |
| | 11 to 35 lots or dwelling units | \$ 1,200.00 | per proposed lot |
| | More than 35 lots or dwelling units | \$ 1,000.00 | per proposed lot |
| Site Plan / Amendment/Special Permit Escrow Accounts | | | |
| | 0 to 5,000 square feet | \$ 5,000.00 | |
| | 5,000 to 20,000 square feet | \$ 15,000.00 | |
| | 20,000 to 50,000 square feet | \$ 25,000.00 | |
| | Greater than 50,000 square feet | \$ 50,000.00 | plus \$350 for each additional 1,000 sf. Above 50,000 sf |
| | Penalties | 2x regular fee | Referrals to rectify Town Code Violations 3 times regular fees |
| Department of Planning and Community Development -Zoning | | | |
| Application Fee | | | |
| | Area Variance | \$ 200.00 | |
| | Intpretation | \$ 300.00 | |
| | Use Variance | \$ 400.00 | |
| | Special Permit | \$ 500.00 | |

Recreation Department

ID Cards

| | | |
|--------------------------------------|---------|-------------------|
| Recreation Photo ID Card (Ages 4+) | \$ 8.00 | Valid For 3 Years |
| Recreation Photo ID Card (Ages 60+) | \$ 4.00 | Valid For 3 Years |
| Replacement Recreation Photo ID Card | \$ 5.00 | |

Hollowbrook Golf

| | | |
|------------------------------|----------|--|
| 1 Year Club Membership | \$ 12.00 | |
| 1 Year Club Membership (60+) | \$ 6.00 | |

Charles J. Cook Pool

| | | |
|---|-----------|-------------|
| Family Season Pass (2 Adults & 1 Child or 1 Adult & 2 Children) | \$ 320.00 | Summer 2025 |
| Family Season Pass (Each Additional Child Beyond Regular Season Pass) | \$ 65.00 | Summer 2025 |
| Adult Season Pass | \$ 145.00 | Summer 2025 |
| Senior Season Pass | \$ 78.00 | Summer 2025 |
| Youth Season Pass | \$ 115.00 | Summer 2025 |
| Adult Daily Fee (Before 4 PM) | \$ 12.00 | Summer 2025 |
| Adult Daily Fee (After 4 PM) | \$ 6.00 | Summer 2025 |
| Senior Daily Fee (Before 4 PM) | \$ 6.50 | Summer 2025 |
| Senior Daily Fee (After 4 PM) | \$ 3.25 | Summer 2025 |
| Youth Daily Fee (Before 4 PM) | \$ 9.50 | Summer 2025 |
| Youth Daily Fee (After 4 PM) | \$ 4.75 | Summer 2025 |
| Guest Daily Fee (Without TOC Photo ID) | \$ 15.00 | Summer 2025 |
| Immediate Family Members of Active Military | \$ 6.50 | Summer 2025 |
| Immediate Family Members of Active Military (After 4 PM) | \$ 3.25 | Summer 2025 |
| Mini Golf | FREE | Summer 2025 |

Spout Brook Pavilion Rental (May - September)

| | | |
|--|-----------|-----------|
| 25 to 100 People (Monday- Friday) | \$ 75.00 | Per Event |
| 101 to 200 People (Monday- Friday) | \$ 150.00 | Per Event |
| 25 to 100 People (Saturday, Sunday, & Holidays) | \$ 150.00 | Per Event |
| 101 to 200 People (Saturday, Sunday, & Holidays) | \$ 200.00 | Per Event |

CUE Rental

| | | |
|---|-----------|-----------|
| Town Resident + \$300.00 Cash Deposit | \$ 150.00 | Per Event |
| Profit Groups + Liability Insurance | \$ 250.00 | Per Event |
| Non-Profit Groups + Liability Insurance | \$ 25.00 | Per Event |

Commemorative Memorials

| | | |
|-----------------|----------------|--|
| Bench & Plaque | \$ 3,000.00 | Upon application and approval |
| Other Memorials | By Application | Upon application and approval - Cost will cover materials and installation |

Office of the Receiver of Taxes

Tax Payment Fees

| | |
|--------------------|---------------|
| Check in Person | FREE |
| E-Check Online | \$ 1.00 |
| Credit Card Online | 1.8% of total |
| Bounced Check | \$ 20.00 |

Late Fees

| | |
|---------------------|------------|
| School Taxes | SET BY NYS |
| Real Property Taxes | SET BY NYS |

Purchasing Department

Misc

| | | |
|--|--------------------|--------------------------------|
| EV Charging Stations 7am-9pm | \$ 3.00 | Per Hour |
| EV Charging Stations 9pm-7am | \$ 20.00 | Per Hour |
| EV Charging Stations Per Kilowatt Hour | Set by Comptroller | Subject to market fluctuations |

Water & Sewer

Water

| | |
|----------|---|
| Rates | Set by Town Board |
| Late Fee | 10% Percent of total amount billed after due date listed on bill. |

Sewer

| | |
|----------|---|
| Rates | Set by Town Board |
| Late Fee | 10% Percent of total amount billed after due date listed on bill. |

Non-Compliance Testing & Upgrades

| | | |
|-----------|-----------|--|
| Per month | \$ 100.00 | Up to \$300 may be waived by Town Attorney for just cause, upon application by resident. |
|-----------|-----------|--|

DRAFT

RESOLUTION

NUMBER X-25

(RE: AUTHORIZE FIREWORKS PERMIT TO GARDEN STATE FIREWORKS, INC. WITH RESPECT TO FAMILY FUN DAY)

WHEREAS, pursuant to Chapter 35 of the Town Code, and pursuant to Section 405.00 of the Penal Law of the State of New York, Garden State Fireworks, Inc., on behalf of The Town of Cortlandt, submitted to the Department of Technical Services - Code Enforcement Division an application for a fireworks permit in preparation for a fireworks display on October 4, 2025, (Alternate Rain Date to be Determined):

WHEREAS, upon careful review by the Town of Cortlandt Fire Inspector, said fireworks application will be approved:

WHEREAS, said application upon careful review and endorsement by the Chief of the Local Fire District, The Town of Cortlandt Fire Inspector, and the Town Supervisor will be approved; and

WHEREAS, in accordance with Section XIII, Paragraph D of the Town Code, authorization for the loading of said fireworks is conditioned upon the licensee's submission to the Town Clerk of the Town of Cortlandt a Certificate of Insurance in the sum of Five Million Dollars naming thereon the Town as additionally insured; which certificate has been approved as to form by the Town Attorney; and

WHEREAS, the Town Board has agreed to waive the fee of \$350.00 for a fireworks display application,

NOW, THEREFORE, BE IT RESOLVED, that on the condition that Garden State Fireworks, Inc. application is approved and that they operate only on property for which they have written permission, that the Town Board of the Town of Cortlandt does hereby conditionally **GRANT** a Non-Transferable Permit to **Display** Fireworks on October 4, 2025 alternate date to be determined, from property owned by the Town of Cortlandt; and

BE IT FURTHER RESOLVED, that said permit shall require the Fire Inspector of the Town of Cortlandt Code Enforcement Department to be present when the fireworks are loaded; and

BE IT FURTHER RESOLVED, that the Supervisor be, and hereby is, authorized to execute said permit on behalf of the Town Board.

BE IT FURTHER RESOLVED, that said Permit will be granted and issued only upon the completion of all and any required conditions for said Permit by the applicant to the satisfaction of the Town of Cortlandt.

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

**Adopted on September 16, 2025
At a Regular Meeting
Held at the Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(RE: AUTHORIZE A LOAD ONLY FIREWORKS PERMIT TO SANTORE'S WORLD FAMOUS FIREWORKS LLC ON BEHALF OF PAM RODRIGUE 6 CARRAIGE TRAIL, GREENBURGH, NY 10591)

WHEREAS, pursuant to Chapter 35 of the Town Code, and pursuant to Section 405.00 of the Penal Law of the State of New York, Santore's World Famous Fireworks LLC and Rodrigue 6 Carriage Trail, Greenburgh NY 10591 submitted to the Department of Technical Services - Code Enforcement Division an application for a permit to **load** fireworks onto a barge at the following location on October 18, 2025:

---Madeline Marine, Inc. 28 Madeline Ave., Verplanck, NY 10596

WHEREAS, after careful review by the Town of Cortlandt Fire Inspector, said fireworks application has been approved as follows:

- 1. The barge will be loaded on October 18, 2024.**
- 2. There will be NO fireworks stored on land, all fireworks must be off-site or loaded onto the barge.**
- 3. Santore's World Famous Fireworks must provide security.**

WHEREAS, said application has been reviewed and endorsed by the Chief of the Local Fire District, The Town of Cortlandt Fire Inspector, the Chairman of the Fire Advisory Board and the Town Supervisor; and

WHEREAS, in accordance with Section XIII, Paragraph D of the Town Code, authorization for the loading of said fireworks is conditioned upon the licensee's submission to the Town Clerk of the Town of Cortlandt a Certificate of Insurance in the sum of Five Million Dollars naming thereon the Town as additionally insured; which certificate has been approved as to form by the Town Attorney; and

NOW, THEREFORE, BE IT RESOLVED, that on the condition that Santore's World Famous Fireworks operates only on property for which they have written permission, that the Town Board of the Town of Cortlandt does hereby **GRANT** a Non-Transferable Permit to **Load** Fireworks at Madeline Marine, Inc., on October 18, 2025; and

BE IT FURTHER RESOLVED, that said permit shall require the Fire Inspector of the Town of Cortlandt Code Enforcement Department to be present when the fireworks are loaded; and

BE IT FURTHER RESOLVED, that the Supervisor be, and hereby is, authorized to execute said permit on behalf of the Town Board; and

BE IT FURTHER RESOLVED, that said Permit will be granted and issued only upon the completion of all and any required conditions for said Permit by the applicant to the satisfaction of the Town of Cortlandt.

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

**Adopted on September 16, 2025
At a Regular Meeting
Held at the Town Hall**

RESOLUTION

DRAFT

NUMBER **X-25**

(AUTHORIZE THE TEMPORARY CLOSURE OF A PORTION OF LAURIE ROAD ON SATURDAY, OCTOBER 18, 2025 WITH A RAIN DATE OF SUNDAY, OCTOBER 19, 2025)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby authorize the temporary closure of a portion of Laurie Road pursuant to a request from Michelle DeFonce dated August 28, 2025 for an annual neighborhood block party to be held on Saturday, October 18, 2025 from 12PM to 10PM; and

BE IT FURTHER RESOLVED, that the Director of DES will provide necessary signage and determine which portion of the road will be closed for the event.

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

**Adopted September 16, 2025
At a Regular Meeting
Held at the Town Hall**

RESOLUTION

DRAFT

NUMBER X-25

RE: (APPOINT CYDRIEKA WEISNER PROVISIONALLY TO THE TITLE OF ASSESSMENT ASSISTANT IN THE OFFICE OF THE TOWN ASSESSOR)

WHEREAS, the Office of the Town Assessor has a vacancy; and

WHEREAS, Denise Knauer, Town Assessor has asked the Town Board to appoint Ms. Cydrieka Weisner to the title of Assessment Assistant; and

WHEREAS, the Town Board has agreed to said request; and

NOW, THEREFORE, BE IT RESOLVED, that Ms. Cydrieka Weisner of 37 Winfield Avenue, Mount Vernon, NY be and hereby is Provisionally appointed to the title of Assessment Assistant effective September 16, 2025. Ms. Weisner will be paid an annual salary of \$74,642 AFSCME WC 8 – Step 3. This appointment is in accordance with Civil Service Guidelines.

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

**Adopted on September 16, 2025
at a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**RE: (APPOINT HOPE MINICHINO TO THE TITLE OF ADMINISTRATIVE INTERN
IN THE TOWN GOVERNMENT)**

WHEREAS, in the past few years the Town of Cortlandt has hired administrative interns to work in various Town Departments and Offices; and

WHEREAS, Ms. Hope Minichino has worked in the various departments during the past two summer seasons; and

WHEREAS, it is the desire of the Town Board of the Town of Cortlandt to appoint Ms. Hope Minichino to the title of Administrative Intern effective September 17, 2025 – September 16, 2026;

NOW, THEREFORE, BE IT RESOLVED, Ms. Hope Minichino be and hereby is appointed as an Administrative Intern in the Town of Cortlandt at an hourly rate of \$20.00.

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

**Adopted on September 16, 2025
At a Regular Meeting
Held at Town Hall.**

DRAFT

RESOLUTION

NUMBER X-25

**RE: (AMEND RESOLUTION 219-25 AND APPOINT JOSH DINARDO
PROBATIONALLY TO THE TITLE OF GENERAL FOREMAN IN THE
DEPARTMENT OF ENVIRONMENTAL SERVICES)**

WHEREAS, the position of General Foreman has a vacancy from the retirement of Christopher Pritchard; and

WHEREAS, the position was posted in accordance with the AFSME Contract; and

WHEREAS, interviews were held by Supervisor Richard Becker, Director of DES Stephen Ferreira, and Director of Operations Claudia Vahey; and

WHEREAS, the interview committee has recommended the probational appointment of Josh DiNardo and the Town Board has agreed this request;

NOW, THEREFORE, BE IT RESOLVED, that Mr. Josh DiNardo of PO Box 242 in Cold Spring, NY 10516, be and hereby is appointed to the title of General Foreman. Mr. DiNardo will be paid an hourly rate of \$49.29 - 14BC – Step 6 (\$102,918). This is a probational appointment for Civil Service Purposes. This appointment is subject to the successful completion of drug screening, background check, reference checks, and pre-employment physical.

BE IT FURTHER RESOLVED, this appointment was effective July 16, 2025.

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

**Adopted on September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

RE: (AUTHORIZE A SALARY INCREASE FOR PART-TIME EMPLOYEES AT YOUTH CENTER)

WHEREAS, Ken Sherman, Director of the Department of Recreation and Conservation and Lindsay Luposello, Director of the Youth Center have asked the Town Board to consider a salary increase for part-time employees at the Youth Center; and

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

NOW, THEREFORE, BE IT RESOLVED, all part time employees at the Youth Center are authorized an increase in accordance with the request of the Director of the Department of Recreation and Conservation, the Director of the Youth Center, Town Comptrollers, Patricia Robcke and Ann Scaglione; and

| Name | Title | 2025 Rate | NEW 2025 Rate |
|-----------------------|---------------|------------------|----------------------|
| Anderson, Lisa | Rec Attendant | \$17.00 | \$17.60 |
| Atrope, Jordan | Rec Attendant | \$17.00 | \$17.60 |
| Chan Chee, Jacqueline | Rec Attendant | \$17.00 | \$17.60 |
| Curry, Lindsey | Rec Attendant | \$17.00 | \$17.60 |
| Ferracane, Robyn | Rec Attendant | \$19.35 | \$20.03 |
| Fuentes, Sandra | Rec Attendant | \$17.00 | \$17.60 |
| Gauthier, Dawn | Rec Attendant | \$21.35 | \$22.10 |
| Glashoff, John | Rec Attendant | \$21.35 | \$22.10 |
| Glashoff, Matt | Rec Attendant | \$19.35 | \$20.03 |
| Gomez Tzul, Gianna | Rec Attendant | \$17.00 | \$17.60 |
| Mahoney, John | Rec Attendant | \$21.35 | \$22.10 |
| Mollino, Victor | Rec Attendant | \$17.00 | \$17.60 |
| Morabito-Rose, Maria | Rec Attendant | \$19.35 | \$20.03 |
| Murphy, Julie | Rec Attendant | \$19.35 | \$20.03 |
| Robertine, Ashley | Rec Attendant | \$17.00 | \$17.60 |

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

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

**Adopted on September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZING AN INTERMITTENT LEAVE OF ABSENCE IN THE
DEPARTMENT OF D.E.S. - SANITATION)**

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

Employee ID # 517020 – Effective October 20, 2025 – October 19, 2026

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

**Adopted on September 16, 2025
at a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER **X-25**

**(AUTHORIZE A LEAVE OF ABSENCE FOR AN EMPLOYEE IN THE DEPARTMENT
OF ENVIRONMENTAL SERVICES - SANITATION)**

RESOLVED, that the following employee is hereby approved for a Leave of Absence under the FMLA effective the following dates:

Employee ID# - 212550 Effective October 1, 2025 – November 12, 2025

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

**Adopted September 16, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

**RE: (AUTHORIZE A LEAVE OF ABSENCE IN DES-SANITATION EFFECTIVE
AUGUST 20, 2025)**

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

Employee ID # 564535 – Effective August 20, 2025 – September 30, 2025

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

**Adopted on September 16, 2025
at a Regular Meeting
Held at Town Hall**