

**NORTH SALEM TOWN BOARD AGENDA
PUBLIC HEARING/REGULAR MEETING/WORKSESSION
TOWN MEETING HALL
66 JUNE ROAD
July 11, 2023
7:30 pm**

**MEETINGS ARE IN-PERSON or
ZOOM DIAL IN NUMBER**

1. 929-205-6099
2. ID 914-261-2636
3. <https://zoom.us/j/9142612636>

PUBLIC HEARING

1. To Consider a Local Law to Amend the Code of the Town of North Salem by Amending Chapter 208 Entitled Taxation

APPROVAL OF REPORTS

1. Building Inspector's Monthly Report – June 2023
2. Highway Department Monthly Report – June 2023
3. Planning Board Financial Report – June 2023
4. Police Department Monthly Report – June 2023
5. Receiver of Taxes Monthly Report (including any tax refunds) – June 2023
6. Supervisor's Monthly Report – June 2023
7. Town Clerk's Monthly Report – June 2023

RESOLUTIONS

1. To Pay Town Bills
2. To Pay Highway Bills
3. To Appoint Seasonal Personnel - 2023 Day Camp Staff
4. To Authorize Refund – Recreation Programs
5. To Grant a Waiver of the Application Processing Restrictive Law
6. To Authorize Release of Building Department Engineering Escrow – 218 Titicus Road
7. To Authorize Superintendent of Highways to Seek Bids
8. To Adopt Local Law #02-23 – to Amend Chapter 220 Entitled Vehicles and Traffic to Add a Stop Sign at the Northeast Corner of Whip Mill Lane, Minor Lane, and Cider Mill Lane
9. To Adopt Local Law #03-2023 - to Amend the Code of the Town of North Salem by Amending Chapter 208 Entitled Taxation
10. To Go Into Executive Session – Legal Advice of Counsel
11. To Authorize Payment – Crystal Blue Cleaning Service, Inc.
12. To Authorize Payment – BNF Consulting, Inc.
13. To Issue a Negative Declaration (SEQR) – Salem Acres
14. To Declare Lead Agency (SEQR) – Pabst Water Company

WORKSESSION

1. Update – Croton Falls Master Plan
2. Discussion – Potential Director of Facilities Position
3. Discussion – Appraisal Estimate, Front Street Parking
4. Discussion – Camp Refunds

Posted: July 7, 2023
Amended: July 11, 2023

1. TO PAY TOWN BILLS

Motion made by
Seconded by

RESOLVED, that the Town Bills totaling \$170,709.77 as listed on Abstract #7, claims 446 through 506 be audited, approved, and ordered paid.

2. TO PAY HIGHWAY BILLS

Motion made by
Seconded by

RESOLVED, that the Highway Bills totaling \$14,313.19 as listed on Abstract #7, claims 216 through 229 be audited, approved, and ordered paid.

3. TO APPOINT SEASONAL PERSONNEL – 2023 DAY CAMP STAFF

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby appoints Morgan Edgar as Trash-to-Treasure specialist at an hourly rate of fourteen dollars (\$14.00) and Molly McGuinness as Head Counselor at an hourly rate of fourteen dollars and seventy-five cents (\$14.75) from July 5, 2023 through August 4, 2023.

4. TO AUTHORIZE REFUND – RECREATION PROGRAMS

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes the following refund for Recreation Programs:

Parks/Recreation General, A 2001

- Christopher Aloeos, 541 Croton Heights Road, Yorktown Heights, NY 10598, in the amount of one hundred sixty-five dollars and zero cents (\$165.00).

5. TO AUTHORIZE WAIVER OF APPLICATION PROCESSING RESTRICTIVE LAW (APRL) – 113 MILLS ROAD

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby issues an extension of the waiver of the provision of the Application Processing Restrictive Law (APRL) (originally granted on July 26, 2022) to Martin Monaghan and Catherine McGinn of 113 Mills Road, North Salem, N.Y. for Violation No.22-01, for a period of three months to expire on October 26, 2023, so that the Application may proceed before the Planning Board.

6. TO AUTHORIZE RELEASE OF BUILDING DEPARTMENT ENGINEERING ESCROW – 218 TITICUS ROAD

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes the release of the Building Department Engineering Escrow for 218 Titicus Road, North Salem in the amount of five hundred sixty-nine dollars and eighty-seven cents (\$569.87) as approved by Building Inspector James Duhigg on June 29, 2023. The check should be made payable to: Chinh E. Chu, CC Capital Management, 200 Park Avenue, New York, NY 10166.

7. TO AUTHORIZE SUPERINTENDENT OF HIGHWAYS TO SEEK BIDS

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes the Superintendent of Highways, to seek bids for the following materials and services. Said bids to be publicly opened and read aloud at North Salem Town Court Meeting Room, 66 June Road, North Salem, New York on August 11, 2023 at 11:00 am.

- | | |
|----------------------------|-------------------------------------|
| Bank Run Gravel | |
| Crushed Bank Run Gravel | Enviro-pave |
| Crushed Stone | Flaked Calcium Chloride |
| Washed and Screened Gravel | Liquid Magnesium Chloride |
| Crushed Trap Rock | Bituminous Concrete |
| #4 Filter Stone | Catch Basin/Culvert Cleaning |
| Crushed Run Stone | Street Sweeping |
| Tailings | #2 Fuel Oil-Heating |
| Subbase Course #1 | Low Sulfur Diesel Fuel for Vehicles |
| Crushed Gravel | Guide Rail Materials & Installation |
| Washed Concrete Sand | Snow Plow Blades |
| Dry Screened Sand | Grader Blades |

8. TO ADOPT LOCAL LAW #02-23 - AMENDING CHAPTER 220 ENTITLED VEHICLES AND TRAFFIC TO ADD A STOP SIGN AT THE NORTHEAST CORNER OF WHIP MILL LANE, MINOR LANE, AND CIDER MILL LANE

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby adopts Local Law #02 of 2023, which shall take effect immediately upon filing with the New York Secretary of State, pursuant to New York Municipal Home Rule Law §27.

see attached

9. TO ADOPT LOCAL LAW #03-23 TO AMEND THE CODE OF THE TOWN OF NORTH SALEM BY AMENDING CHAPTER 208 ENTITLED TAXATION

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby adopts local law #03-23 to amend the Code of the Town of North Salem by amending Chapter 208 entitled Taxation to extend the real property tax exemption authorized by Section 466-a of the Real Property Tax law as enacted by Chapter 670 of the Laws of 2022 to volunteer fire fighters and ambulance workers for purposes of Town taxation.

*** see attached ***

10. TO GO INTO EXECUTIVE SESSION – LEGAL ADVICE OF COUNSEL

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem shall enter into Executive Session to solicit advice of counsel on legal matters.

11. TO AUTHORIZE PAYMENT – CRYSTAL BLUE CLEANING SERVICE, INC.

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes a payment in the amount of eight hundred forty-seven dollars and twenty cents (\$847.20) to Crystal Blue Cleaning Service, Inc. for weekly cleaning at the North Salem Community Center, 3 Owens Road per the attached invoice dated July 7, 2023.

12. TO AUTHORIZE PAYMENT – BNF CONSULTING, INC.

Motion made by
Seconded by

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes a payment in the amount of ten thousand six hundred fifty-four dollars (\$10,654.00) to BNF Consulting, Inc. for mold inspection and sampling services as per the attached invoices dated May 25 and June 30, 2023.

13. TO ISSUE A NEGATIVE DECLARATION (SEQR)

Motion made by
Seconded by

WHEREAS, Salem Acres Association (SAA), Public Water System (PWS) ID NY5903466, is a water district owned and operated by the Town of North Salem; and

WHEREAS, the Town of North Salem desires to install new water mains and construct an additional well as required by the Westchester County Department of Health (“the project”); and

WHEREAS, said project is subject to classification under the State Environmental Quality Review (SEQR) Regulation; and

WHEREAS, maintenance or repair involving no substantial changes in an existing structure or facility; replacement, rehabilitation or reconstruction of a structure or a facility, in kind, in the same site, including upgrading buildings to meet building, energy, or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4; and extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions are classified as Type II Actions under the current Department of Environmental Conservation SEQR Regulations (Sections 6 NYCRR 617.5 (c) (1),(2) and (13)); and

WHEREAS, the SEQR Regulations declare Type II Actions to be actions that have no significant impact on the Environment and require no further review under SEQR Regulations; and

NOW, THEREFORE, BE IT RESOLVED that the Town of North Salem hereby declares itself lead agency in connection with the requirements of the State Environmental Quality Review Act; and

WHEREAS, the Town of North Salem, as the only involved agency, has examined all information related to the project and has determined that the project is classified as a Type II Action pursuant to Sections 617.5 (c) (1), (2) and (13) of the SEQR Regulations;

NOW, THEREFORE, BE IT RESOLVED, that the Town of North Salem hereby declares that the project, as listed above, is a Type II Action, which require no further review under SEQR regulations.

14. TO DECLARE LEAD AGENCY (SEQR)

Motion made by

Seconded by

WHEREAS, the Pabst Water Company, Inc., Public Water System (PWS) ID NY5903470, is a privately-owned water supply company serving 73 homes in the area known as the Northern Westchester Country Club (NWCC) located on the southwest side of Peach Lake; and

WHEREAS, as indicated in a letter from the Pabst Water Company, Inc., dated March 9, 2023, the owners have sought to sell the company with no success and the NWCC is not interested operating and maintaining the water system; and

WHEREAS, per- and polyfluoroalkyl substances (PFASs) above the maximum contaminant levels (MCLs) established by New York State Department of Health (NYSDOH) have been detected in the water supply well and a treatment system is required; and

WHEREAS, as indicated in a letter from the Office of the Supervisor to the Westchester County Department of Health (WCDOH), dated April 25, 2023, the Town intends to establish a taxing district and take over the water system; and

WHEREAS, as the proposed project (referred to as Action) is subject to classification and review under the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Town of North Salem Town Board has reviewed the SEQR Full Environmental

Assessment Form (EAF) Part 1; and

WHEREAS, the Town Board determines that the said Action is classified as an Unlisted Action under SEQR Regulations; and

WHEREAS, the Town Board determines that said Action is also subject to review and approval by other involved agencies under SEQR Regulations;

WHEREAS, the Town Board determines that it is the most appropriate agency to ensure the coordination of this Action and will provide written notification to involved agencies for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Town Board does hereby declare its intent to be designated Lead Agency for the Action.

15. HOLD FOR (SEQR) RELATING TO CROTON FALLS SEWER PROJECT

Motion made by

Seconded by