

**AGENDA**  
REGULAR BI-MONTHLY TOWN BOARD MEETING  
Community Room, 1 Temple Dr., Tuxedo, NY 10987 and via Zoom  
Monday, September 11, 2023 at 7:00pm

Call to Order  
Pledge of Allegiance

Moment of Silence

Public Hearing – Short Term Rental Local Law

Public Comment on Agenda Item(s)

**Agenda Item(s)**

1. Resolution to approve RFP (Request for Proposal) for Ford F250

**Discussion Items**

- Parks and Recreation Local Law
- Unified Solar Permit Application
- Duck Cedar Plaza letter of support for MTA sewer proposal
- Update regarding Volunteer Firefighters and Ambulance Corps Property Tax Exemption proposal
- Schedule Hamlet Revitalization and Beautification workshop

Monthly Reports  
Department Updates  
Supervisor's Update  
Town Board Update  
Minutes  
Vouchers  
Public Comments  
Other Business  
Adjournment

**Call to Order**

\_\_\_\_\_ called to order the Town Board Meeting of September 11, 2023 at \_\_\_\_\_pm.

**Pledge of Allegiance to the Flag**

**Moment of Silence – September 11th**

**Public Hearing – Short Term Rental Local Law**

A Public Hearing regarding “Short Term Rentals” was called to order by \_\_\_\_\_  
at \_\_\_\_\_pm.

**Public Comment(s)**

Email from Pamela White -272 Bramertown Road

“I think that the town board is trying to control short-term renters, and believe this is a good law. The only thing I think should be changed is section 81-6. The term of the rental should be changed to not be less than seven nights, as opposed to two nights. Two nights allows for too many rentals, and people who are serious about vacationing in tuxedo usually would stay a week. I think it should also be added that renters must be of 25 years of age or more.”

**Public Comment(s) Continued:**

**Keep Public Hearing Open - to Monday, September 25<sup>th</sup>?**

**Public Comment(s) on Agenda Item**

**Agenda Item #1 – Resolution to approve RFP for Ford F250**

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_ that the Town Board of the Town of Tuxedo hereby authorizes the Town Clerk to submit a Request For Proposals (RFP) for one Ford F250 for the Highway Department.

**DISCUSSION ITEMS**

1. Parks and Recreation Local Law – copy of draft is printed separately

2. Unified Solar Permit Application

**RESOLUTION INTRODUCING LOCAL LAW  
AND PROVIDING FOR PUBLIC  
NOTICE AND HEARING**

BE IT RESOLVED that an introductory Local Law, entitled, “**NEW YORK STATE UNIFIED SOLAR PERMIT IMPLEMENTATION**” be and it hereby is introduced by \_\_\_\_\_, before the Town Board of the Town of Tuxedo in the County of Orange and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Board hold a public hearing on said proposed local law at the Town Hall, One Temple Drive, Tuxedo, New York at 7:00 P.M. on **September 25, 2023**.

BE IT FURTHER RESOLVED that the Clerk publish or cause to be published a public notice in the official newspaper of the Town of Tuxedo of said public hearing at least ten (10) days prior thereto.

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the resolution was adopted on a vote of \_\_\_\_ Ayes, \_\_\_\_ Nays.

3. Duck Cedar Plaza letter of support for MTA sewer proposal

4. Volunteer Firefighters and Ambulance Corps Property Tax Exemption proposal

**RESOLUTION INTRODUCING LOCAL LAW  
AND PROVIDING FOR PUBLIC  
NOTICE AND HEARING**

BE IT RESOLVED that an introductory Local Law, entitled, “**REAL PROPERTY TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE SERVICE WORKERS**” be and it hereby is introduced by \_\_\_\_\_, before the Town Board of the Town of Tuxedo in the County of Orange and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Board hold a public hearing on said proposed local law at the Town Hall, One Temple Drive, Tuxedo, New York at **7:30 P.M. on September ?, 2023**, and

BE IT FURTHER RESOLVED that the Clerk publish or cause to be published a public notice in the official newspaper of the Town of Tuxedo of said public hearing at least ten (10) days prior thereto.

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the resolution was adopted on a vote of \_\_\_\_ Ayes, \_\_\_\_ Nays.

5. Schedule Hamlet Revitalization and Beautification workshop

Date:                      Time:

## MONTHLY REPORTS:

### Building Department

#### All Permits issued this month

File Date	Permit Number	Parcel Number	Location	Owner Name	Owner Address	Permit Type	Permit Use	Fee Amount
June 15, 2023	23-0083	217-2-28.1	54 Heritage Ct	Torsoe, Kenneth	228 E Route 59 E 307, Nanuet, NY 10954	Construction - Residential	Single Family	\$8,483.00
July 27, 2023	23-0078	208-1-11.4	Cardinal Ct	Squillini Michael	9 Grant Dr, Monroe, NY 10950	Construction - Residential	Single Family	\$2,808.00
August 3, 2023	23-0076	217-1-64	24 Table Rock Rd	Peralta, Miguel	24 Table Rock Rd, Tuxedo, NY 10987	Construction - Residential	Alteration	\$250.00
August 3, 2023	23-0077	225-3-7	21 Helmstown Ct	Sedia, Donald	21 Helmstown Ct, Tuxedo, NY 10987	Construction - Residential	Alteration	\$290.00
August 3, 2023	23-0079	211-5-5.2	215 Route 17	Tuxedo Hudson Company # 1 LLC	P.O. Box 775, Tuxedo Park, NY 10987	Operating Permit	Food Truck	\$50.00
August 14, 2023	23-0080	204-3-28.2	57 Fawn Hill Rd	Atlas Darvell	57 Fawn Hill Rd, Tuxedo, NY 10987	Construction - Residential	Deck	\$375.00
August 14, 2023	23-0081	204-3-14	151 Fawn Hill Rd	May, Sarah	41 Woodlands Dr, Tuxedo, NY 10987	Construction - Residential	Clearing/Grading	\$100.00
August 15, 2023	23-0082	204-10-1	18 Fawn Hill Rd	Tavolacci Frank	18 Fawn Hill Rd, Tuxedo, NY 10987	Construction - Residential	Roof	\$240.00
August 17, 2023	23-0084	208-1-28	Warwick Brook Road	Moore Realty Services, LLC	189 Mill Road, Saddle River, NJ 07458	Trailer	Other	\$100.00
August 17, 2023	23-0088	212-4-3	192 Route 17	Augusta Properties Inc	P.O. Box 2279, Norton Heights, CT 06820	Construction - Commercial	Deck	\$200.00
August 22, 2023	23-0085	205-3-14.1	992 Route 17	Kourakos, Peter	P.O. Box 78 Route 17 North, Southfields, NY 10975	Construction - Commercial	Telecommunications	\$225.00
August 22, 2023	23-0086	204-4-2	14 Spice Bush Ln	Garvin, Michael	P.O. Box 128, Greenwood Lake, NY 10925	Construction - Residential	Deck	\$110.00
August 23, 2023	23-0087	225-1-5	435 Bramertown Rd	Dougher, Michael	435 Bramertown Rd, Tuxedo, NY 10987	Construction - Residential	Solar	\$145.00

**All Certificates for Current Year**

Parcel Number	Location	Number	Certificate Date	Type
217-1-64	24 Table Rock Rd	23-0135	August 8, 2023	Compliance
215-5-20	192 Maple Brook Rd	23-0136	August 21, 2023	Compliance
217-2-44	54 Alexander Dr	23-0137	August 22, 2023	Compliance
217-2-44	54 Alexander Dr	23-0138	August 22, 2023	Compliance
205-3-17.1	922 Route 17	23-0139	August 23, 2023	Compliance
210-4-2	3 Stevens Ln	23-0140	August 23, 2023	Compliance
211-11-5.1	10 East Village Rd	23-0141	August 23, 2023	Compliance
201-1-37.2	609 Route 17A	23-0142	August 28, 2023	Occupancy
201-1-37.2	609 Route 17A	23-0143	August 28, 2023	Occupancy
201-1-37.2	609 Route 17A	23-0144	August 28, 2023	Occupancy
204-10-1	18 Fawn Hill Rd	23-0145	August 28, 2023	Compliance
217-1-65	28 Table Rock Rd	23-0146	August 28, 2023	Compliance
217-2-44	54 Alexander Dr	23-0147	August 28, 2023	Occupancy
215-6-2	39 Maple Brook Rd	23-0148	August 28, 2023	Compliance
211-13-3	12 River Rd	23-0149	August 31, 2023	Compliance

**15 Certificates**

**Parcel Tax/Search**

Parcel Number	Location	Owner Name	Date	Fee	Debit	Credit	Balance
203-2-6.2	53 Woods Rd	Singh Dhruv Pratap	August 22, 2023	Misc Fee - Tax Parcels/Search Process	\$150.00	\$150.00	\$0.00
205-1-2	1097 Route 17	Brownell, John	August 2, 2023	Misc Fee - Tax Parcels/Search Process	\$150.00	\$150.00	\$0.00
220-1-1-913	1004 Parkview Dr	Petit, Susan	August 1, 2023	Misc Fee - Tax Parcels/Search Process	\$150.00	\$150.00	\$0.00
					\$450.00	\$450.00	\$0.00



**All Monthly FS Inspections**

Parcel Number	Inspection Location	Owner Name	Owner Address	Inspection Type	Inspection Number	End Date	Inspection Type
211-6-1	233 Route 17	Tuxedo Square Bldg Llc	1 New King St Ste 201, West Harrison, NY 10604	Annual	23-0052	2023-08-01 14:45:00	Annual
211-8-4.2	9 Park Ave	Tuxedo Town of	1 Temple Dr, Tuxedo, NY 10987	Annual	23-0053	2023-08-03 12:05:00	Annual
211-8-4.2	9 Park Ave	Tuxedo Town of	1 Temple Dr, Tuxedo, NY 10987	Annual	23-0054	2023-08-03 12:10:00	Annual
211-6-1	233 Route 17	Tuxedo Square Bldg Llc	1 New King St Ste 201, West Harrison, NY 10604	Annual	23-0056	2023-08-08 12:05:00	Annual
211-11-5.1	10 East Village Rd	Spiegel M & Sons Oil Corp	P.O. Box 833 10 East Village Rd, Tuxedo, NY 10987	Annual	23-0059	2023-08-15 14:55:00	Annual
211-6-1	233 Route 17	Tuxedo Square Bldg Llc	1 New King St Ste 201, West Harrison, NY 10604	Annual	23-0062	2023-08-17 13:20:00	Annual
211-6-1	233 Route 17	Tuxedo Square Bldg Llc	1 New King St Ste 201, West Harrison, NY 10604	Annual	23-0067	2023-08-18 10:20:00	Annual
213-7-3	27 Contractors Rd	Stalnaker & Sons Inc	P.O. Box 357, Tuxedo, NY 10987	Annual	23-0068	2023-08-22 10:25:00	Annual
211-11-3.1	220 Route 17	JSC & Son, Inc	P.O. Box 625, Tuxedo , NY 10987	Annual	23-0069	2023-08-21 10:35:00	Annual
211-11-3.1	220 Route 17	JSC & Son, Inc	P.O. Box 625, Tuxedo , NY 10987	Annual	23-0070	2023-08-07 10:40:00	Annual
211-8-3	12 Augusta Pl	Brennan, Thomas	12 Augusta Pl, Tuxedo, NY 10987	Annual - Apartment	23-0071	2023-08-24 10:45:00	Annual - Apartment
201-1-37.2	609 Route 17A	Faire Partners Llc	4855 N Mesa E Rd Ste 120, El Paso, TX 79912	Annual	23-0072	2023-08-22 11:45:00	Annual

**12 Inspections**

**Judge Brown**

Report Certification	
Date Filed	09/05/2023
Report Period	08/2023
Report Amount	\$28,942.00
Date Check Sent to CFO	09/05/2023

**Judge McCathern**

Report Certification	
Date Filed	09/05/2023
Report Period	08/2023
Report Amount	\$29,227.00
Date Check Sent to CFO	09/05/2023

**Town Clerk**

Account#	Account Description	Fee Description	Qty	Local Share
A 1255	Marriage Licenses MARRIAGE TRANS	MARRIAGE LICENSE FEE	4	70.00
		Marriage Trans	4	40.00
		<b>Sub-Total:</b>		<b>\$110.00</b>
A 1603	Vital Statistic Fees	Vital Trans - Town	20	200.00
		<b>Sub-Total:</b>		<b>\$200.00</b>
A 2530	WAGERING FEES	Raffle Proceed	1	375.00
		<b>Sub-Total:</b>		<b>\$375.00</b>
A.1720	Parking Lot and garages	Parking Permit	7	1,000.00
		<b>Sub-Total:</b>		<b>\$1,000.00</b>
A1255	Conservation	Conservation	2	1.39
		<b>Sub-Total:</b>		<b>\$1.39</b>
A2544	Dog Licensing	Female, Spayed	4	36.00
		Female, Unspayed	1	17.00
		Male, Neutered	1	9.00
		Male, Unneutered	1	17.00
		<b>Sub-Total:</b>		<b>\$79.00</b>
A2590	Other permits	Sign Permit	9	225.00
		<b>Sub-Total:</b>		<b>\$225.00</b>
<b>Total Local Shares Remitted:</b>				<b>\$1,990.39</b>
Amount paid to:	NYS Ag. & Mkts. for Surcharge			11.00
Amount paid to:	NYS Environmental Conservation			23.61
Amount paid to:	State Health Dept. for Marriage Licenses			90.00
<b>Total State, County &amp; Local Revenues:</b>		<b>\$2,115.00</b>	<b>Total Non-Local Revenues:</b>	
			<b>\$124.61</b>	

**DEPARTMENT UPDATES:**

**TOWN SUPERVISOR/TOWN BOARD UPDATE:**

**MINUTES**

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_ to accept the Minutes of the Regular Bi-Monthly Town Board Meeting held on August 28, 2023.

**VOUCHERS**

Below are the vouchers totaling \$5000 or greater:

2012922065	Office of the State Comptroller	\$20,099.00	July 2023 Court Fines & Fees
2012922069	BMI Imaging Systems	\$5,750.00	Microfiche Scanning
2012922079	Global Montello Group	\$6,987.98	Fuel Delivery 1/2 August
2012922082	Cargill Salt Eastern	\$118,127.77	Deicer Salt
2012922089	C.N. Wood Co. Inc	\$13,250.00	Dirt Pile Screener Rental
2012922092	Corrosion Products & Equipment	\$14,500.00	Flow Study
2012922098	Chase Card Services	\$5,127.99	August Credit Card Charges
2012922103	H2O Innovation	\$6,819.40	Monthly Fee
2012922104	Rockland Paramedic Services, Inc.	\$63,196.50	September 2023 Paramedic & EMT Services
2012922110	C.N. Wood Co. Inc.	\$12,291.52	Excavator Rental For Dirt Pile 8/10-9/6

On a motion made by \_\_\_\_\_, seconded by \_\_\_\_\_, that the following vouchers, having been audited by the Town Board, are hereby approved for payment:

Claim numbers: 2012922053 through 2012922131

General Fund:	\$157,854.51
Part-Town Fund:	\$17,089.38
Highway Town Wide:	\$127,896.48
Highway Part Town	\$6,410.67
Hamlet Sewer District	\$25,641.74
Refuse and Garbage Disposal	\$0
Trust and Agency	\$2,975.00
<b>Total Abstract Amount:</b>	<b>\$337,867.78</b>

**PUBLIC COMMENTS**

**ADJOURNMENT**

Motion made by \_\_\_\_\_ seconded by \_\_\_\_\_, to adjourn the meeting  
at \_\_\_\_\_pm.