

**Physical Services Committee Meeting
Held in Room #318
Putnam County Office Building
Members: Chairman Albano & Legislators Nacerino and Scuccimarra**

Wednesday

August 20, 2014

The meeting was called to order at 6:25p.m. by Chairman Albano who requested that Legislator Scuccimarra lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Nacerino and Scuccimarra were present.

Item #3) Approval/Physical Services Meeting Minutes/July 15, 2014

Chair Albano approved the minutes as submitted.

Chair Albano stated that he would like to address agenda item #8 to begin the meeting.

Item #8 Discussion/Tilly Foster Farm Partnership - Putnam Westchester BOCES

Deputy County Executive Bruce Walker stated that he was thankful for the Committee agreeing to move this matter to start the meeting. He stated that he has brought along guests to speak to this item from the Putnam Westchester BOCES (Board of Cooperative Educational Services) organization: Catherine Balestrieri, Director Career & Technical Education and Lynn Allen, Ed.D., Assistant Superintendent. He stated that it is his privilege and honor to announce a partnership tonight; which is an expansion of an existing program with the Putnam Northern Westchester BOCES Program. He stated on May 15, 2014 he presented to this Committee of the Legislature a presentation that had been put forward by the Tilly Foster Task Force in regards to a comprehensive plan to move forward with the Tilly Foster Farm (Farm). He stated a part of that presentation was the plan to bring educational programs to the Farm. He stated that in the presentation it was identified that the County would put efforts forward to work with the BOCES Programs. He stated that the Administration recognizes that the lease will need to be approved by the Legislature in addition to the Executive Branch. He stated that currently what is being envisioned is a lease that will become effective July 1, 2015, allowing ample time to make a modification. He stated the proposal is for BOCES to bring five (5) programs to the Farm, which represents 18 school districts, including the ones in Putnam County. He stated that there will be a program focused on Culinary tied with Agriculture. He stated that the kitchen in the lodge was also part of the refurbishing plan for the Farm. He stated that the Culinary program will be reliant on the completion of the refurbishment of the kitchen facility. He stated that the Chef from the BOCES Program, the County's Highway Department Employees, in particular, Ben Harrison, the Architect, have been looking and drafting layouts that would best serve the facility for the Culinary Program. He stated there will

also be two (2) animal care programs. He stated that the programs will enable students to gain skills and training with regard to certain animal care. He stated that there will be a fourth program that will deal with Earth Science. He stated that once the four (4) programs are up and running there will be a fifth program, an Equine Program. This program will be modeled after a program that is currently being used by BOCES in Nassau County. He stated that BOCES Director Catherine Balestrieri has been investigating the Nassau Program in order to bring the horses back to the Farm under the guidance of the BOCES Program. He stated that they are currently working through the terms and conditions. Serendipitously, one of the things that has come to light in the work being done with BOCES is a lot of the equipment that the County would have gone out and purchased for the kitchen are pieces of equipment already owned by BOCES, that may help the County as we move forward. He stated that building off a program that Commissioner of Highways & Facilities Pena has been working with BOCES on for the last nine (9) months or so, the Highways & Facilities Department has had the students of that BOCES program do some of the build out at the Lodge on the Farm. He stated the students get the hands on experience and the credits and the County gets work done that may have otherwise had to have been done by an outside contractor. He stated that each one of the programs has details that the representatives from the BOCES Organization can speak to.

Legislator Nacerino questioned if the programs would be introduced into the High School curriculum to be taken through the various High Schools of Putnam County.

Deputy County Executive Bruce Walker stated that is correct.

Legislator Oliverio questioned if the BOCES Programs will be general or special educational courses.

BOCES Director Catherine Balestrieri stated that the Programs will be general educational courses.

Legislator Oliverio stated then they would be a pull off from the BOCES Tech Center.

BOCES Director Catherine Balestrieri stated that is correct.

Legislator Oliverio stated that BOCES owned the Donald B. Smith Campus, here in Putnam County, for the longest time. He stated that there was culinary, electricity and plumbing there. He stated that BOCES gave that campus up. He questioned why is BOCES now looking to lease space in Putnam County.

BOCES Director Catherine Balestrieri stated that the Farm offers a very unique opportunity. She stated in terms of the Culinary Program on their current campus they

have maxed out. She stated with having the Culinary Program at the Farm it's proximately is very close to many internship opportunities for the students. She stated that they are going to gear this program towards a very strong hands on approach with a very strong internship proponent.

Legislator LoBue stated that it sounds to be the "farm to table" approach of culinary instruction.

BOCES Director Catherine Balestrieri stated that is correct. She explained currently they grow herbs and spices in a plantar and bring them into the kitchen. She stated at the Farm the plan is to expand on that. She stated that Deputy County Executive Walker discussed the first five (5) courses BOCES is planning on offering at the Farm, that is not to say that in the future that they are not looking at an agricultural program that would be linked with an environmental program. She stated the potential is huge.

Legislator Oliverio stated a concern he has is how would this proposal mesh with the Public still being allowed on the Farm grounds. He stated it is a public facility.

Deputy County Executive Walker stated that there are 200 acres at the Farm.

Legislator Oliverio questioned if the BOCES Programs would preclude the Public from visiting Farm and the animals during the day.

Deputy County Executive Walker stated absolutely not. The Public would be able to visit the animals, walk on the trails; they would just not be able to go into the Lodge during the periods of time that the classes would be in session. He stated that there is one (1) other location that is being looked at currently to hold classes as well.

Chair Albano stated there has been talk to have the Lodge available on weekends for rental purposes.

Deputy County Executive Walker stated that is part of the business model. He stated that the business model includes getting an educational component on the property during the day and on the weekends use it as a banquet, similar to how the County uses the Putnam Golf Course facility. He stated that the kitchen will facilitate that being done.

Legislator Oliverio questioned if the plan is to begin this in September 2015.

Deputy County Executive Walker stated that is correct. He stated that the Administration wanted to begin the discussions now to allow ample time to address concerns and questions that may arise.

Legislator Scuccimarra stated that she is very excited about the proposal of this entire program. She stated she is especially excited about the future of the equine program that was mentioned. She stated that has been a concern residents have voiced. She stated that there are some County residents who would like to see horses back on the Farm property. She stated that with all of the equine facilities in the surrounding area, students would be able to go and work at one of those facilities and build on the skills they learn through the BOCES program. She questioned if the County would be eligible for the Start-Up New York Program.

Deputy County Executive Walker stated not by virtue of the partnership with BOCES. He stated the County is working with Cornell Cooperative. He stated in that aspect of working with Cornell Cooperative the County may be eligible for Start-Up New York Program. He stated that he has been working with Marjorie Keith, Executive Director of Cornell Cooperative Extension and will continue to do so.

Legislator Gross stated that the facility at the Culinary Institute is very elaborate. He questioned if the Tilly Foster Farm has the capacity to simulate a similar environment.

BOCES Director Catherine Balestrieri stated that it will be a scaled down version of the facility which is at the Culinary Institute. She stated also the program at the Farm will not be hosting the public. She stated that is will be tailored to the goal of training and teaching the students preparing them to go out and get internships. She stated that it is being referred to as a "Unique Culinary Program". She explained the uniqueness is the heavy duty internship component, different from the culinary programs held at the Tech BOCES facility. She stated that there are currently six (6) different culinary programs at the Tech Center. However this proposed program, due to the close proximity to internship opportunities in the area, will be the focus.

Legislator Gross stated that he is aware that the students are bused from the Putnam County High Schools to the Yorktown BOCES campus. He questioned if transportation will be provided to the Farm.

BOCES Director Catherine Balestrieri stated yes.

Legislator Gross questioned if there is an anticipated number of student projected who will take the class.

BOCES Director Catherine Balestrieri stated that the BOCES Program history shows that the new courses sometimes begin with four (4) to six (6) students, and then grow into enrollment with waiting lists. She stated that is what they are expecting with this new program.

Legislator LoBue questioned if there are any preliminary numbers, as far as costs.

Deputy County Executive Walker stated most of the work will be paid for from the \$300,000 that was bonded.

Legislator LoBue questioned if a breakdown of the costs could be provided to the Legislature.

Deputy County Executive Walker stated that the cost breakdown was already presented to the Legislature when he came before this Committee and gave the presentation . He stated that he will provide another copy to the Legislature.

Legislator LoBue questioned what would the County be receiving in terms of a lease and such.

Deputy County Executive Walker stated that is still be negotiated.

Legislator LoBue stated that it sounds like the County is moving in the right direction. She stated that she had a five star restaurant that was interested in the coming and running their business on the Farm. She stated that their plan was to host exclusive weddings and do farm to table dining. She stated that they wanted two (2) acres.

Deputy County Executive Walker stated the proposed restaurant can still do that on the weekends if they are still interested.

Legislator LoBue stated that it did not come to fruition due to the issues with the infrastructure. She stated that this sounds like a homerun. She stated that she wants to see the Farm stay as a farm and be utilized as a farm.

Legislator Nacerino stated she believes this is a wonderful proposal. She stated that it covers the educational aspect, it covers instilling farming and natural foods to our youth; by that fostering a good quality of life for them. She stated that also she believes it would be an effective utilization of the Farm. She stated that she just read an article stating that we are coming to the end of processed foods. She stated that there is an entire generation that grew up on processed foods, and now this culture is getting back to more natural and wholesome foods. She stated this initiative is in line with that as well.

Ann Fanizzi, resident, questioned what the anticipated number of students will be involved.

BOCES Director Catherine Balestrieri stated that there will be three (3) sessions throughout the day, and they anticipate 12 – 15 per session.

Ann Fanizzi, resident, questioned if the BOCES representatives have visited the Farm.

BOCES Director Catherine Balestrieri stated they have. She stated that they had their Chef look at the facility at the Farm and he is providing input to the architect from the Highway and Facilities Department. She stated that the facility is very adequate for the program that they will be offering.

Ann Fanizzi, resident, stated she would like to see the architectural plans. She stated that she has a concern with the area outside of the kitchen. She continued to elaborate upon her concern for the architectural integrity of the Farm.

BOCES Assistant Superintendent Lynn Allen, Ed. D., stated on behalf of the BOCES Organization she is conveying a sincere thanks to Putnam County for this opportunity for the BOCES Board of Education. She stated that she would also like to thank the County for the Construction Trades Program that was created last year. She stated if there is ever an opportunity they would like to show a video that was taken; it displays that program was not only a gift to the BOCES organization but also to the students who participated in the program. She stated that the BOCES Organization is very excited about the future possibilities.

Ann Fanizzi, resident, stated she would like clarification on the introduction of an equine program that was mentioned. She stated that she does not see that the Westchester Putnam BOCES has ever offered an equine program before.

BOCES Director Catherine Balestrieri stated that is a program that is being looked at for the future at the Farm. She stated that is correct that BOCES hasnot offered an Equine Program before. She stated that the Nassau BOCES does offer it, and she has met with them and they have shared their curriculum, which has been very informative. However, she clarified it is not a program that will be brought to the Farm now; it is a future plan.

Legislator Oliverio questioned Deputy County Executive Walker as to when did the Construction Trades Program cooperative begin between the County and BOCES.

Deputy County Executive Walker stated approximately nine (9) months ago.

Legislator Oliverio stated that he believes it is outstanding; however he questioned why is he and the Legislature, just finding out about a program that has existed in the County

for nine (9) months, tonight. He stated that the Legislature should be notified of such a program.

Commissioner Pena clarified that the program did begin approximately nine (9) months ago.

Legislator Oliverio stated he agrees with the concept and thinks it is great. However this Legislature should have known about it. He stated that the Legislature is the second Branch of Government in this County and the introduction and information on that program should have been shared with the Legislature, plain and simple. He questioned if any rent has been collected from the folks who are renting on the Farm.

Deputy County Executive Walker stated that yes the County has collected some rent. He stated that there are a number of things going on with the different facilities. However depending on the facility being discussed it would require and Executive Session.

Legislator Oliverio requested that the information be provided to the Legislature for the Audit and Administration meeting on August 25th, and if necessary at that meeting an Executive Session will be convened.

Deputy County Executive Walker stated that he is working with the County Law Department on a number of issues at the Farm in terms of the rentals.

Legislator Oliverio requested that there be no other surprises.

Deputy County Executive Walker stated that he hears what Legislator Oliverio is saying; however the fact of the matter is that there is approximately 20-30 initiatives going on with different organizations all of the time. He stated that he could spend his time here providing updates or he can spend his time getting the work done.

Legislator Oliverio stated he understands that, he is not asking for a verbal update, a memo would be appropriate.

Legislator LoBue stated that she would like to see the final plans for the restrooms at the Farm. She stated that she was at the Farm today. She stated that she would like a clear layout of the work that is being done up there; what walls will be moved. She posed questioned about the new restrooms.

Deputy County Executive Walker and Commissioner Pena provided the thoughts and layout of the new restrooms and the new ADA restrooms for the Farm.

Commissioner Pena stated that the renderings were posted and available for viewing at the County Fair held at the Farm (*July 4, 2014 weekend*). He stated that they have been available for all of the public to view.

Legislator LoBue stated as a Legislator she should have access to the information and should not of had to attend the Fair to see the plans. She requested a copy be sent to the Legislative Office.

Commissioner Pena stated that will be taken care of. He provided brief overview of what is being reviewed such as restrooms and handicap parking etc. he stated that they are all in their initial phases.

Deputy County Executive Walker stated that the Administration is presenting this information approximately nine (9) – twelve (12) months in advance to hear what issues may come up.

Legislator Oliverio stated point well taken and he appreciates the prior notification and discussion.

Commissioner Pena stated that they are still in the process of doing their investigations. He stated so far they have found that there are issues with the septic, water and electric they all have problems. He stated these issues have already been brought forward to the Legislature.

Legislator LoBue stated she is aware of the issues that have been previously discussed. She stated however she was on the Farm and saw that the gravel parking lot had been expanded on the upper deck of the Farm. She questioned when that occurred.

Commissioner Pena stated that was done at the time of Fair (*July 4, 2014 weekend*). He stated they followed plans that had been on the books for approximately ten (10) years to reconstruct and expand that parking lot . He stated that it was believed to be a positive move not only to meet the needs of the Fair, but also to, meet the parking needs for future events held at the Farm.

Legislator LoBue stated the Legislature should have been notified that was going to be done. She stated when it involves using County dollars the Legislature should be notified of projects taking place throughout the County.

County Executive Odell stated she wanted to address the matter of the Internship Program.

Legislator Oliverio stated the program that took place between the County Highway & Facilities Department and the BOCES Organization involved credited courses. He stated that is not an Internship Program.

County Executive Odell stated the County hosts the P.I.L.O.T. Program. She stated some of the participants of that program earn credits.

Legislator Oliverio stated that the BOCES Organization assigning a Course to the County without knowledge of the Legislature, to him seems to be a big blank. He stated that he would have liked to have introduced it to the students in his school district. He stated it is much different than the P.I.L.O.T. Internship Program in that the course took place during the school year.

County Executive Odell questioned Legislator Oliverio as to whether or not he agreed that there was a value to the program.

Legislator Oliverio stated absolutely he agrees it was a valuable program. He stated that is not his issue; his issue is the lack of notification to the Legislature.

Legislator LoBue questioned Deputy County Executive Walker. She stated at the July 2014 Audit & Administration Meeting she requested the cost break down for the Item 4 and Labor costs for the Parks & Highways & Facilities Department associated with preparing for the Fair.

Deputy County Executive Walker stated that the request was originally made of Deputy Commissioner Tully. He stated that he believes the answer was submitted to the Legislature in writing by Deputy Commissioner Tully.

Deputy Commissioner Tully stated the request came at the Audit and Administration, on July 28th. He stated that he drafted and emailed a response to Deputy County Executive Walker. He stated that he thought it had been sent to the Legislature; he will look into the status of his document.

Chair Albano stated that in his own opinion he does not believe the government can function properly if the Legislature micromanage it. He stated if there is something that looks inappropriate then he agrees a question should be asked. He stated if it looks correct, that is part of running a business and making decisions.

Legislator LoBue stated that she does not agree.

Ann Fanizzi, resident, stated that she would like to impress upon everyone that the buildings at the Farm are iconic and historic. She stated to significantly change the

exterior or interior of them, it will do great injury; even when the actions are well intended. She stated the Farm has been a significant part of this County's landscape for over 70 years. She stated that she would like to see that legacy and heritage, at the very least, be honored.

Legislator Nacerino stated the County has no intent to compromise the integrity of the buildings on the Farm in any capacity. She stated people with disabilities need to be respected as well. She stated in order to meet the needs of all visitors to the Farm there are changes that must take place.

Ann Fanizzi, resident, that is not the work that she is speaking to.

Legislator Tartaro stated that he agrees that all efforts should be taken to preserve as many of the architectural and historical features at the Farm. He stated he believes that has been done, thus far. He stated however taking the appropriate steps and actions to meet the needs for a modern facility must be done. He stated that he has been to the Farm and he has reviewed the plans. He stated in his opinion, he believes the view scape from the passerby on Route 312 will be basically the same. He stated that there will be changes that will need to be done, however his hope is that the changes are performed in the most minimal of approaches.

Ann Fanizzi, resident, stated in Europe they have found ways to upgrade and modernize without doing harm to their architecture, both externally and internally.

Legislator Oliverio stated he would like to address Legislator LoBue's request for a cost breakdown. He stated that the most important task of the Legislature, under the Charter, is the review of the County's Budget. He stated so when a Legislator requests a cost analysis of a project; it is not micromanaging it is doing the job that the Legislator was elected to do.

Chair Albano stated that he agrees, but it can be carried to an extreme where it is not affective.

Item #16) Discussion/Approval/Memorialization/Opposing Clean Water Act Regulation (CWAR) Proposed by Environmental Protection Agency and Army CORPS of Engineers (tabled at 7/1/2014 Full Mtg)

Chair Albano stated that Ervin Raboy, Member of Soil & Water Conservation Board, is present this evening to discuss the proposed Clean Water Act. He stated that Mr. Raboy is very familiar with farming and this subject matter. He would like to allow him to provide his educated input on this matter.

Ervin Raboy, Member of Soil & Water Conservation Board, stated the purpose of the “Clean Water Act” is to keep the water clean. He stated that the Environmental Protection Agency (EPA) is responsible for governing the Clean Water Act. He stated that the current Federal Administration is working to redefine the term “Waters of the United States” also referred to as “Navigable Waters”. He stated it will ultimately result in an increase requirement. He stated that basically the Federal Government would become in charge of all water. He stated this would include ditches. He stated the flowing waters that have been exempt in the past from the CWAR were ditches and temporary waters systems that are not always flowing; and when it rains may fill up with water. He stated that a culvert would be another example of, historically, what Counties, States and Towns had to take care of. He stated under this newly proposed CWAR those would all be included under the new definition. He stated this is a Rule that will be re-defined by the Federal - EPA, if some action is not taken. He stated that he recognizes as a political topic the CWAR can be very sensitive. He stated that he has spoken to the DEC (Department of Conservation) and requested their opinion on what effects the proposed CWAR will have. He stated that their answer was that they have no public comment. He stated the DEC reported that they are currently looking at the situation. He stated that the DEC did say that they believe that every rule that the DEC has in place is stricter than any EPA is going to have. He stated the result of the proposed changes will result in an increase in permit requirements and regulations. He stated the National Association of Counties has stated that they do not support the proposed changes to the CWAR. He stated that he has been in contact with Congressman Maloney’s Office on this matter. He stated that this matter is still in the public comment phase. He stated if the County would like to submit a public comment, this is the time to do so. He stated “Farms” which is what he represents, will likely be omitted. However a County and other municipalities will probably not be omitted. He stated that then the County and municipalities will be required to get permits from the Federal Government.

Legislator Tartaro stated it is his understanding that the MS4 Program (Municipal Separate Storm Sewer System) is an extension of the CWAR and the DEC is the agent who enforces the MS4 Program. He stated that he does not understand why a Federal jurisdiction is needed. He stated in addition in Putnam County there is a large portion that is classified within the MS4 Program requirements, due to the Watershed.

Ervin Raboy, Member of Soil & Water Conservation Board, stated that is all correct. He stated that Putnam County has strong involvement and oversight by both the DEC and the DEP (Department of Environmental Protection). He stated that there has been no spokesperson from the EPA who has stated what is hoped to be accomplished with these changes. He stated that he has heard that the local municipalities may be put in charge of the actual permitting process. He stated if that is true that will require the local municipalities to take on the additional work of checking and making sure the

Federal EPA requirements are being adhered to. He stated it would result in additional work, which in his opinion, seems redundant.

Legislator Oliveiro stated the point of the proposal of the amended CWAR is to re-regulate what was taken away from the CWAR when that first came forward years ago. He stated that Commissioner Beals provided that input at the July Physical Services Meeting.

Ervin Raboy, Member of Soil & Water Conservation Board, stated that he believes that Commissioner Beals may have been addressing the Supreme Court's decision to clarify the definition of Navigable Waters; which made it so it would include Interstate Commerce and Waters that Fall into a Navigable Region.

Legislator Oliverio stated that his personal opinion is that the Legislature should remain neutral until this matter crystalizes.

Ervin Raboy, Member of Soil & Water Conservation Board, stated that he agrees, however he does believe that finding more information is important. He stated that is why he contacted Congressman Maloney's Office.

Legislator Scuccimarra stated that she agrees with Legislator Oliverio. She stated that on the Western side of the County they are very close to the Hudson River. It is imperative that all efforts are taken to prevent pollution from going into the River; no one disagrees with that fact.

Legislator Nacerino stated that she agrees the Legislature should remain neutral at this time. She stated that there is a valid concern; municipalities just do not have the resources to issue permits and do enforcement checks. She stated that in itself is a major concern.

Commissioner Pena stated that he has had limited opportunity to research the issue. However, he has contacted his counterparts at the Superintendents Association at the County level. He stated that there was concern for soil and water. He stated the feedback was that this proposed law, as written, is too broad. He stated there is no definition or limitation as to the control or easiveness that the EPA would have in people's Personal Lives. He stated from a Highway point of view, from a Soil & Water point of view and from our own Personal Homes' Point of view; it is undefined. He stated if there needs to be something said, it is his opinion, that it needs to be better defined. He stated the CWAR has resulted in a lot of good and there is still environmental work to be done and we still need to work to protect our drinking water. He stated that the County was threatened by fracking at one point and this Legislature

spoke up against it. He stated in his opinion this law is written very broadly. He stated in his opinion it is missing clearly stated limitations and obligations.

Legislator Oliverio stated that he supports requesting that there be a clearer definition of the extent and reach that is to be proposed in this amended CWAR.

Chair Albano stated he is opposed to the amended CWAR. He stated that it seems that actions go from one extreme to the other in the world today. He stated in his opinion there was no attention given to clean water years ago and now there is a proposal that will increase costs and not increase the effectiveness or productivity of the regulation. He stated as a small builder he deals with these issues. He stated that he works with the DEP, DEC and at times local environmentalists. He stated currently the process is very complicated and time consuming. He stated to add the Federal Government and their regulations to the CWAR, he does not believe, will result in improving water quality. He stated in summary he believes the proposed amendment will result with increased expense and not yield any different results.

Legislator Oliverio stated that he agrees with what Chair Albano stated. However, at this point the Legislature does not know the extent of this proposal. He stated instead of saying this is not good, let's get more information.

Chair Albano stated that he does know what is implemented now and he does know that it works. He stated he cannot fathom any other requirements that could be added that would make it work better. He stated based on his knowledge, he believes anything else added will carry to another level of increased expense and delay of projects, and he does not believe it will result in any higher water quality.

Chair Albano facilitated further discussion on the matter.

Legislator Oliverio requested that this Committee send a letter to Congressman Maloney and request that he work to get more details and definition of this proposal.

Chair Albano stated that he will send a correspondence to Congressman Maloney requesting his assistance on this very important matter.

Item #4) Presentation/County Proposed Leasing Space Butterfield/Department of Planning, Development & Public Transportation

Transportation Manager Tamagna presented a presentation in support of putting a Senior Center and some County Services in the Butterfield site in the Village of Cold Spring. He stated that the discussion regarding the Butterfield location began approximately 18 years ago. He stated that support for the project has wavered

between the County Executive and the Legislature. In the past there has not been a time when both branches of government agreed. This year the County Executive is in support of the project, and after this presentation, he is hoping that the Legislature will be as well. He explained the presentation he will be giving tonight is not a new one. It has been updated to reflect the recommendations of today, however this pitch has been given before. In the presentation it was stated that the cost of gasoline is a factor in providing County Services on the Western side. He stated ultimately the traffic of people would serve to be a benefit to each business on the Western side; resulting in an increase in sales tax revenue. He stated the belief is that the traffic in the Village of Cold Spring could attract businesses to Main Street. He stated that the proposal for the space to house the County Services is as follows: take the 6,000 square feet of office space and have the County rotate the County Services: such as Senior Resources, Emergency Services, Sheriff's Department, Health Department, Social Services, Department of Motor Vehicle, Putnam County Woman's Resource Center and of course Tourism. He stated that the Village of Cold Spring is the gateway to Tourism in Putnam County. He stated that twenty some years ago there were more County Services on the Western side of the County than there are today. He explained that former Bureau of Emergency Services Robert McMahan had an emergency training location and the Department of Social Services had some offices there. He stated he would like to state there is not a final determination on the square footage of space that the County could have. He stated it will be worked out in more detail as the project moves forward. He stated that it will be between 6,000 and 7,000 square foot of space. He stated that the cost per square foot is \$80.00 approximately. He stated that it would cost between \$480,000 - \$560,000 to build. He stated that would be the cost to the County. However there would be offsets to that cost. He stated that a \$500,000 gift has been donated by Roger Ailes. He stated that there is a \$250,000 Dormitory Authority Grant and there is a \$50,000 Homeland Security Grant. He stated that some of these grants are recurring. He stated that as the lease were to begin to get processed there will be grant opportunities searched. He stated from step one the Legislature is involved; and there is good and open communication on this, and of course support. He provided an overview of the projected financials. He stated that there would be no hiring of additional employees to man the offices. The County would rotate the employees they have.

County Executive Odell stated that she would like to emphasize that the County Offices would be satellite offices maintained on a part-time schedule. She stated the plan is to have the County Clerk and Commission of Health decide when they should offer services on the Western Side and staff their satellite offices. She stated these would be cooperative suites. It is a design being used in Corporate America today. She stated it would not be one large space that everyone would be converging on. She stated that the same space will be used on an alternating basis between the County Offices that will be there. She stated it would be a more efficient way of using the space.

Transportation Manager Tamagna stated that he is aware that Director of Personnel Eldridge wanted to offer the Civil Service Testing on the Western side and the space would offer a location for the other municipalities to share and do training. He stated that we may capture revenue that is currently going to other Counties: Westchester, Dutchess and Rockland to take civil service exams. He stated that there are many services that the Seniors on the Western side would like, however the space is currently limited. He stated he would like to give kudos to Assemblywoman Galef who has been holding onto at \$250,000 Dormitory Grant.

County Executive Odell stated that the donation from the Ailes Family in the amount of \$500,000 has been earmarked specifically for the Seniors Nutrition and Friendship Center. She stated the County could never be grateful enough for this generous offering. The County would never be able to find that kind of funding; not from Washington and not from Albany. She stated the Ailes have been to the Nutrition and Friendship Center at the American Legion. She stated that the current space is limited and there is no growth potential. This is an opportunity to create a state of the art Senior Center, like the one that Putnam Valley has enjoyed and the Koehler Center. She stated it would allow the enhancement of the recreational opportunities. She stated the Butterfield Campus would open them up to a campus like setting with an option for an outdoor setting to take advantage of the different season opportunities.

Legislator Nacerino requested if it has been vetted out that the County can legally accept the \$500,000 donation.

Legislator Wright stated as long as the donation was not solicited.

Legislator Nacerino stated that it is very generous of the Ailes. She stated that she would like to state that the Dormitory Authority Grants are not a definite. She stated that she had experience with these grants when she served on the Patterson Town Board. The wording in the grant is "should the money become available".

Transportation Manager Tamagna stated that when Assemblywoman Galef notified the Dormitory Authority, she was told that it was available. He stated regardless, the cost is \$480,000 and through a very generous donation of \$500,000 which is actual dollars available to fund the project.

Legislator LoBue stated it is very kind of the Mr. and Mrs. Ailes to make this tremendous donation to the County. She questioned is the money tied to the development of Butterfield or the Seniors in general.

County Executive Odell, Chair Albano and Legislator Scuccimarra responded that it is tied to the Seniors.

Legislator LoBue stated for clarification purposes, the donation from the Ailes Family will be given regardless of what happens with the development of the Butterfield site. She stated from her perspective she finds it hard to believe, that the County has made the Seniors on the Western side of the County continue to wait when another facility could be leased immediately; funding is available. However it has not happened, because the County is waiting for approval of the Butterfield project.

Transportation Manager Tamagna stated that in 1973 the first Senior Development Project came to be on the Western side, Chestnut Ridge, located in the Village of Cold Spring. He stated that it is located directly across from the Butterfield site. He stated that it remains to be one of the largest Senior Independent Living Community Centers in Putnam County. He stated the Village of Cold Spring, being one (1) square mile, has no space opportunity for the development of other facilities. He stated he was the Legislator representing District #1 for eighteen years. During that time he looked for other options for the Seniors of his community. He stated that other than the location of Butterfield, there is no location in the Village of Cold Spring, convenient for the Seniors that a Senior Center could be placed. He stated that if a site is found on Route 9 or Garrison, then there are transportation obstacles for the Seniors.

Legislator LoBue questioned if the Village Board has ever been contacted and asked if they are aware of any sites that would work. She stated that she believes that the Town and Village is being superseded on this matter.

Philipstown Councilwoman Nancy Montgomery stated that she has been working with the Seniors for over a decade. She stated that the Seniors love the Butterfield space and they love the idea of the space. However it is not the only option. She stated that the Seniors like where they are currently at. She stated that there is room to expand there; there is a site plan in place there. She stated that there is a lot of property available with the American Legion Building. She stated in addressing Legislator LoBue's inquiry to space availability; she could provide a space tomorrow for exercise classes and services for Seniors.

Legislator LoBue stated she supports that proposal. She stated that the Butterfield Project on its own is a matter to be handled by the Village of Cold Spring. She stated that she does not support the County coming in and extending government services. She does not believe that it is the best use for the site. She stated that the feedback she is hearing from the residents in her district is that they want government reduced, they want to consolidate the school systems and they want to consolidate the police forces. This proposal would be completely opposite of what the people want. She

stated that there was a project in the Town of Kent for a Senior Center that was stopped. She stated it was recognized that a multiuse facility is what was needed. She stated recently the County put money into Nelsonville for the Sheriff's Department and now the Sheriff's Department is saying they would like to have space in Butterfield. She stated it was stated that there could be action taken for the Seniors tomorrow in improving their facility tomorrow; that is what she supports. She stated that Seniors needs should not be attached to the Butterfield project.

Chair Albano stated that Butterfield is not attached to the Seniors needs. He stated it is a location that may work perfect to meet the Seniors needs. He stated if people have other options, bring them forward and they will be considered. However this opportunity involves new construction. He stated it would be good for the economy, good location for the Seniors and if the numbers work, he believes the project should be considered. He stated this is just preliminary discussions at this time.

Legislator LoBue stated with all due respect, yes the discussion is happening here tonight; prior to this discussion there have been other elected officials, the County Executive and Transportation Manager Tamagna whom have been before the Village of Cold Spring Board and have stated that the County is going forward with this.

Chair Albano stated that is not accurate.

Village of Cold Spring Trustee Stephanie Hawkins stated that is accurate.

Transportation Manager Tamagna requested that he be permitted to finish the presentation. He stated that Legislator LoBue mentioned a Senior Center that was being considered for the Town of Kent. He stated it was going to be just a Senior Center and the projected cost of the project was \$12-\$14million dollars. He stated that the project was met with little resistance. He stated however the proposal tonight would cost \$500,000 and it involves a reasonable square footage, and there is issue be taken with this proposal. He stated the Bureau of Emergency Services would like to do training on the Western side. He stated the Health Department has services that they would like to offer; not only to Seniors. He continued with the overview of County Services that would be provided. He stated that the County is losing revenue. He stated that Putnam County Residents are going to Beacon to process car registration, passports etc... He stated with the satellite office the County could recapture that revenue. He stated also the Tourism and Veterans Departments would offer services via a satellite office. He stated that Director of Officer for Senior Resources Pat Sheehy and Commissioner of Mental Health, Social Services & Youth Bureau Piazza have information to add as part of the presentation.

Director of Office For Senior Resources Pat Sheehy stated that she does not believe that a Senior Center could operate anywhere else in that area. She stated that she has explored other opportunities. She stated they have been diligent in looking for other options. She continued to provide her support of this opportunity and proposal. She stated that the Seniors are advocating for this project.

Commissioner of Mental Health, Social Services & Youth Bureau Piazza stated his support of this proposal. He stated that he and his Department support any proposal that will bring them closer to the people in the Communities.

Legislator Oliverio questioned if the Butterfield Project is contingent upon the County agreeing to the square footage.

Legislator Succimarra stated no it is not contingent upon a commitment from the County.

Legislator Oliverio confirmed that Mr. Guillaro could move forward with or without the County's involvement. He questioned if Mr. Guillaro would agree to a five (5) year lease with an option to buy. He stated that is the only way he would agree and support this proposal. He stated he would not support the project if it is a lease- indefinitely. He stated that he supports the idea of bringing services to the Western side of the County. He stated that he supports that every community have a Senior Center. He stated that he cannot support a project that will only be a "lease" agreement. He stated again, he would like a five (5) year lease with an option to buy at the end of the lease period. He stated that Philipstown Senior Center needs an expansion of their existing center. He stated that his recommendation is that the project be supported, only if there is an option to buy. He stated that the Butterfield Project will move forward regardless of what the County decides to do.

Transportation Manager Tamagna stated that the Administration does not want to lose the opportunity for the Seniors and the community. He stated that he would agree that a five (5) year lease may be a good consideration. He stated that it would be beneficial to the community and the County to get the Butterfield facility on the tax role.

Legislator Oliverio stated that will occur regardless if the County is involved with the site or not. It was clarified that Mr. Guillaro will move forward with the Butterfield Project; regardless of the County's involvement.

Chair Albano stated that he has had a conversation with the Developer. He stated that at this time he is open to the idea of leasing with an option to buy, however not in five (5) years, Mr. Guillaro was looking at the option to buy a little further down the line. He

stated the point that Manager Tamagna was stating is if the County owns it, the facility comes off of the tax roll.

Legislator Oliverio stated only that portion of the facility would come off the tax roll, not the entire site.

Legislator Wright questioned what percentage of the building would involve the County's portion.

Transportation Manager Tamagna stated a third.

Legislator Wright questioned if there are any stand-alone buildings that would be considered for use by the County.

Chair Albano stated there may be.

Legislator Wright stated that if there was a stand-alone facility the County could occupy on the campus, then the County could take that in future by condemnation for a public purpose if deemed appropriate.

Chair Albano stated that he does not believe that is the consideration at this time. He stated the site appears to be more like a condominium arrangement.

Legislator Gross stated that he is in favor of a Senior Center. He stated that the question is if the County should own it or fix up the American Legion facility. He stated that he has toured the Butterfield site, along with Legislators Scuccimarra and LoBue and the Developer. He stated that it looks like a great concept and will be great for that community. He stated that he does not want it tied to the County. He stated as it was mentioned earlier, the County Legislature has not been consulted on this project, regardless of what has been written in the newspapers. He stated that the Department of Motor Vehicles (DMV) did not stay on the Western side of the County when they were there. He stated it did not generate a lot of activity. He stated placing Health Services and Social Services offices there will cost the County money. He stated the DMV Office currently, always has a line out the door. He stated that he is concerned with the proposal to take employees to go to the Butterfield site to run satellite services, he believes it will hurt the County Seat. He stated as far as the Post Office in Cold Spring, it was his understanding that they were going to move into the Butterfield Site.

Legislator Scuccimarra stated that is not confirmed as of yet.

Legislator Gross stated that this proposal to offer satellite services at the Butterfield location is going to cost the County money. He stated in his opinion he sees that it

would ultimately require that additional employees be hired; technology services will have to be set up and maintained. He stated he believes there will be a long term cost involved. He stated in his opinion the County seat is in Carmel.

Legislator Nacerino stated that she agrees with Legislators Gross and LoBue in that there needs to be a Senior Center there and some additional services. She stated that she is concerned; by doing this would Putnam be creating two (2) County Seats. She stated that some of the services that are listed as possibly being brought to the Butterfield site such as Civil Service Testing. She stated that she works at the Brewster High School. She stated that Civil Service and Sheriff Training are routinely done at the Brewster High School. She stated that she believes that there may be other avenues to offer the services on the Western side of the County and she believes those options need to be analyzed and researched. She stated that the only funding that we are sure of right now is \$500,000 donation. She stated that the grants are not a sure thing at this time. She stated that she believes a cost analysis needs to be done. She stated that there are times when requests come forward to hire a part-time person and the concern with that is that the position will turn into a full-time job. She stated to say that no additional jobs will be created as a result of this major change; she views that with a little skepticism. She stated that she is not sure that will hold true going into the future. She stated when discussing more government or creating another level of government, she believes we need to have a firm cost analysis. She stated also she would like to know the facts that are dictating the need. She stated that Westchester County is a much larger County. However the people who live New Rochelle and Yonkers they travel to White Plains to go to their County Seat. She stated she believes more analysis need to be in place before an informed decision can be made.

Legislator Wright questioned if other County Departments track demographically to whom County Services are provided. He stated if not, why not and can the County do that? He stated that may be a good starting point for the next six (6) months to a year; it may provide valuable demographic documentation in terms of who the County Department serve. He stated have the information broken down by departments. He stated without that hard data the County would be asking Department Heads to guess at the "demand" for their services on the Western side. He stated that he agrees with Legislator Nacerino in that there needs to be factual data to review.

Philipstown Councilwoman Montgomery stated that there would be no data including the residents on the Western side of the County because they go to Dutchess County.

Chair Albano stated that the purpose for this discussion is to ask these questions. He stated that this would be a triple net lease, the Legislature needs to know all of those numbers. He believes that strong review and consideration needs to be given to this

opportunity. He stated here is a project that is essentially shovel ready. He stated the pros and cons need to be looked at versus building a new structure in the future.

Legislator Oliverio stated that he would feel the most comfortable to see Mr. Guillaro move forward with his plans. He stated that the County is studying it. He stated that he does not want to feel pressured into this. He stated that he would like to see a Senior Center, much better than the one Philipstown currently has. He stated that he would like to see that in every community. He stated that the only way he will be a yes vote for this project is if it is a lease to buy contract. He stated the project will be a win-win regardless of what the County decides to do. Mr. Guillaro is moving forward with the project. He stated that he would love to hear from the Town Board Members' opinions of this proposal.

Chair Albano stated at the end of the meeting he will open the discussion up for public comment.

County Executive Odell stated the purpose of tonight's meeting was to reintroduce an initiative that has been discussed many many times. She stated that as the County Executive, representing the entire County, she believes all should ask the question "do the people on the Western side of the County deserve to have a convenient and efficient offering of County services. She stated that they are equal tax payers.

Legislator Scuccimarra stated that it is upsetting to her that the people on the Western side of the County, the district she represents are underserved and have been forever. She stated that there are many residents on the Western side that have no idea about the services that are offered by the County. She stated in terms of the drug crisis, she worked with the appropriate people to provide them with the information on that matter. She stated battered woman who need a Resource Center will not come all the way to the Eastern side of the County. They will travel north or south; if they go at all. She stated that these are critical services that should be available to them in a location that serves them and their needs. She stated that the Senior Center has been a topic of conversation for way too long. She stated their current location is not adequate. She stated thank goodness there is a Recreation Department that subsidizes some of the Seniors activities. She stated that the location for some of the Seniors is too far away for them to get to easily. She stated arrangements are made to provide bus transportation; regardless the distance is a deterrent for many of them. She stated that if there was a suitable location to build a Senior Center, it would have been done by now.

Legislator LoBue stated that she would like to hear what the Village Board Members have to say. She stated that she would like to know how all of this has been represented to the Village Board.

Village of Cold Spring Trustee Stephanie Hawkins stated that the Butterfield property is going to be developed, and in her opinion that is great. She stated that part of the discussion when the Village Board was reviewing to amend the zoning code was that the Village of Cold Spring was going to see a Senior Center and consolidated municipal Services, including County Services at the site. She stated that was printed twice in the newspapers that this was definitely going to happen and the Legislature is on board with this. She stated that she is hardened by the conversation here tonight in regards to the Senior Center. She stated that there are three (3) municipalities: Nelsonville, Philipstown and Village of Cold Spring. She stated that she would hate to see the Senior Center initiative further mired in terms of this one (1) particular property. She stated the Seniors deserve better than the facility they are in now. She stated that she knows the Village Board would love to visit with the Legislature on this. She stated that they would like the Legislature to come to them and ask them what it is that is needed to serve the people; they would gladly have that discussion.

Legislator LoBue questioned if there is an alternative space for a Senior Center.

Village of Cold Spring Trustee Stephanie Hawkins stated that there is a recreational facility that would need improvement.

Legislator LoBue questioned if the dialogue of the discussion regarding a Senior Center, to be funded by the \$500,000 donation and the \$250,000 from Assemblywoman Galef's Office; has the dialogue or discussion ever been about having a Senior Center that is not tied up and comingled with Butterfield.

Village of Cold Spring Trustee Stephanie Hawkins stated for a short period of time Roger and Elizabeth Ailes, the generous benefactors, did discuss improvements to the American Legion Facility. She stated that she is a bit concerned because she believed the presentation referred to saving money by no longer having a lease for the American Legion Facility.

Transportation Manager Tamagna stated that is not stated in his presentation.

Village of Cold Spring Trustee Stephanie Hawkins requested confirmation that there will be an ongoing lease with the American Legion Facility.

Transportation Manager Tamagna stated yes, it has already been executed.

Village of Cold Spring Trustee Stephanie Hawkins stated that representation has been made to members of the American Legion, and those who rely on the revenue from the County agreement with the American Legion.

Legislator Scuccimarra stated that funding is not being removed.

Village of Cold Spring Trustee Stephanie Hawkins stated for clarification that when the Butterfield project is discussed and a perspective lease with the County for a Senior Center; the County will also maintain the lease with the American Legion.

Transportation Manager Tamagna stated that is correct. He stated that what is being referenced is the "Friendship Center" which annually (it will be in the 2015 budget) money is given to the American Legion. He stated that there was discussion that it would not be done. He stated that the County Executive did get involved and stated the American Legion will be supported and do Butterfield as well. He stated that the lease has been signed.

Chair Albano stated the County's involvement with Butterfield is still being reviewed. He stated at this point the Legislature is gathering the numbers, facts and are reviewing the recommendations and predicted potential in them. He stated the development of the Butterfield Project stands on its own. He stated it is not contingent on the County's involvement.

Village of Cold Spring Planning Board Chairman Barney Malloy stated as a point of clarification the Butterfield Application for Site Plan will be submitted to the Village Planning Board on September 3, 2014. He stated the plan as it is constituted now is not contingent on government leasing of the space. He stated for the planning purposes of this Legislature there are two (2) commercial structures with 6,500 foot prints each, these are the locations that he believes are being considered for possible occupancy by the County. He stated barring any unforeseen technical glitches or problems the Engineering Firm anticipates the Site Plan Review process will take three (3) to four (4) months. He stated that he would imagine in terms of what the County does in terms of permitting, would probably be in the beginning of 2015. He stated those are the current facts from the Village of Cold Spring Planning Board.

Philipstown Councilwoman Montgomery stated that she believes that Manager Tamagna's presentation addressed the Butterfield issue. She stated her agenda for the past ten (10) years is services for Philipstown. She stated that she does not want the matter to be high jacked by the Butterfield issue. She stated budget season is upon the County. She stated that shared Municipal services such as, Senior services, more EMS services and Teen Services are examples of some of the services they would like provided on the Western side of the County. She stated that we are not Westchester County we are of a different mindset.

Office For Senior Resources Sheehy stated that she has done some research. She stated that she grew up in Westchester County. She stated that there are satellite municipal offices in different areas of Westchester such as: Yonkers, New Rochelle and Peekskill.

Legislator Nacerino stated that she is receptive to having services on the Western side of the County. She stated her point is that there is one (1) County Seat in each County. She stated that Putnam County should proceed with caution and make sure it is cost effective. She stated that in her opinion that things like Civil Service Testing could be done through another means; not Domestic Violence, not Senior Center and not Health Department nor Veterans. She stated providing certain services that are instrumental to quality of life she is certainly not opposed to. She stated that she does not support creating an East Side County Seat and the West Side County Seat. She stated that the Legislature's job is to see that this is cost effective and that productivity is well utilized as well. She stated that is the analysis that we, the members of the Putnam County Legislature, need to do.

Office For Senior Resources Sheehy stated that the County is working to improve the Public Transportation System. She stated in her opinion Putnam County will never have a vibrant east to west public transportation system. She stated as an advocate for the Seniors she supports this proposal.

Legislator Nacerino stated that the Legislature hears all of the requests and reasoning behind them. She stated the Legislature needs to be concerned about being at the mercy of a landlord; there are many factors that are contingent on moving this forwarded from the perspective of the Legislature.

Legislator Scuccimarra stated that the purpose of the presentation tonight was to discuss what could be; a cost analysis will be done and gathering the facts of the lease options will be compiled.

County Attorney Bumgarner stated in reference to Legislator Oliverio's concerns, she met with Mr. Guillaro last week and Chairman Albano was present at the meeting. She stated one option discussed was a long term lease. She stated that Chair Albano brought up the option to buy, which Mr. Guillaro seemed receptive to as well. She stated that if that is what is decided it would be done in a Co-op situation. She stated in order to do that, she did discuss the plans of the sewer and water to make sure it would be feasible. She stated so not to concern ourselves to be at the mercy of a landlord; in terms of a short term lease a longer term lease with set terms may be something that the County would like to count and rely on. She stated that there is a mechanism by which the County could protect itself from future transfer of the property. She stated

that the lease could be crafted in such a way that future owners of the property would be subject to it and it is recorded as a land instrument in the County Clerk's Office.

Legislator Oliverio stated that he would want that protection for the Seniors. He stated he would not want to have the County find themselves in a situation where the terms of the lease are changed making it cost prohibitive for the County to keep it open; how would you tell the Seniors that they cannot be there anymore. He stated he does not want that to be a possibility.

County Attorney Bumgarner stated that she has not pulled the American Legion lease; she has not had the need to in quite a while. She stated she could not say when it terminates; the lease could terminate next year there is no guarantee on the future there.

Legislator Oliverio stated if the Guillaro deal were to fall apart he would love to buy the American Legion.

Legislator Tartaro stated that this discussion has been dominated on the needs of the Seniors. He stated that there are a lot of necessary services. He stated that there are empty store fronts. He questioned if the County should consider in the interim renting space and offer the services that way.

Philipstown Councilwoman Montgomery stated that was the discussion three (3), six (6) and ten (10) years ago.

Donna Anderson, Senior from Western side, stated that she worked with Manager Tamagna when he was a Legislator. She stated they looked there was nothing. She stated that the Seniors are looking forward to Butterfield. She has been an advocate for the Senior Center for 18 years. She read from a prepared statement; in summary expressed that the over 2,000 Seniors are in favor of the Senior Center being moved the Butterfield Site. She stated that the Seniors also want the County Services to be made available to them at the Butterfield Site. She stated that the current American Legion Facility, is lacking in space and cleanliness. She stated in closing the Seniors deserve it; they are not asking for the moon they are just asking for a Senior Center.

Philipstown Board Councilman David Merandy requested that the Legislature work with them on this project. He stated that he believes there have been some inaccurate representations and he does not believe that neither the Town nor the Village members have been in conversation with the County. He stated that he would like for the Legislature to meet with the Town and the Village members. He stated as far as the Services being suggested as coming over to the Western side; they could provide input on what they believe their constituents really need. He stated sitting on the Town Board

of Philipstown he does not feel that they have been included in the conversation regarding this project.

Legislator Scuccimarra stated that she has been in contact with Supervisor Shea and they are working on having a meeting. She stated that to have had discussions before the Butterfield Project had its approvals would have been premature. She stated now that the project is moving forward; that is why the matter is being discussed now. She stated that she is in full support of having communication between the County, Village and Town.

Philipstown Board Councilman David Merandy stated that there were discussions and commitments made before the approval process. He stated that is what concerns him. He stated that there is a lot of politicking going on in relation to this project.

Legislator Oliverio stated there is no politicking going on from the Legislature.

Philipstown Board Councilman David Merandy stated he is not saying by the Legislature, he is saying that in regards to their community.

Legislator Oliverio stated that he would support a joint meeting. He requested that Chairman of the Physical Services Committee Albano call a special joint meeting of this Committee to be held on the Western side of the County. He stated it would allow the Legislature to hear the tenure of what is going with relation to this project.

Shirley Norton, Resident of the Senior Housing in Cold Spring, Chestnut Ridge Apartments, stated that she supports the statements made about having communication. She stated that she would like the voice of the Seniors heard also.

Legislator Nacerino stated that she would be happy to go to the Village to hear from the people of the community. She believes that is a very important component to this equation.

Chair Albano stated conceptually, there seems to be agreement and recognition that there is a tremendous need for that side of the County. He stated the biggest concern is cost. He stated that before there is anything done, there would be a meeting with the Village and Town to see how it all can best work and serve the community. He stated that so far we know of the conceptual size and a tentative idea of what it is that we want to accomplish.

Legislator LoBue stated a date needs to be established for the Special Physical Services Meeting. She stated that the Legislature needs to hear from the people who will be affected by the decisions made.

Chair Albano stated until there are some numbers on this project to see if this is even feasible, he does not want to waste people's time. He stated that the Legislature is available to meet at any time, that is not a problem.

Legislator LoBue stated she believes that is in reverse. She believes the Legislature should hear what the needs of the community are first.

Philipstown Board Councilman David Merandy stated that the money from the Ailes is not tied to the Butterfield Project. He stated that Mr. & Mrs. Ailes have said that they would like to see something done for the Seniors, they did not care where or when.

Item #5) Discussion/Grant Application/Bus Shuttle Infrastructure/Department of Planning, Development & Public Transportation

Transportation Manager Tamagna stated that he is not ready to discuss this matter. He explained that the Grant has not been applied for yet because they are on "Grants.gov"; Putnam County is not yet registered and that is the only way to access Federal Funding.

Item #6) Approval/Proposed Resolution/Negative Declaration/ADA Transit Accessibility II (concrete curbing & sidewalk; four (4) locations)/Department of Planning, Development & Public Transportation

Transportation Manager Tamagna stated this is a continuation of a Grant. He stated that the four (4) locations are: two (2) in Brewster, one (1) by the Library in Carmel and (1) by the Healy Restaurant on Route 52.

Chair Albano made a motion to approve Proposed Resolution/Negative Declaration/ADA Transit Accessibility II (concrete curbing & sidewalk; four (4) locations)/Department of Planning, Development & Public Transportation; Seconded by Legislator Nacerino. All in favor.

Item #7) Approval/Proposed Resolution/Lease Renewals Putnam County Veteran's Residence

Legislator Scuccimarra made a motion to approve Proposed Resolution/Lease Renewals Putnam County Veteran's Residence; Seconded by Legislator Nacerino. All in favor.

Item #9) Approval/SEQRA/ Bond \$605,000/Acquisition of Various Highway Equipment

Legislator Naceriono made a motion to approve SEQRA/ Bond \$605,000/Acquisition of Various Highway Equipment; Legislator Scuccimarra. All in favor.

Item #10) Approval/Bond \$605,000/Acquisition of Various Highway Equipment

Item #11) Approval/SEQRA/Bond \$500,000/Reconstruction and/or Resurfacing of Various County Highways

Item #12) Approval/Bond \$500,000/Reconstruction and/or Resurfacing of Various County Highways

Item #13) Approval/SEQRA/Bond \$500,000/Rehabilitation and/or Reconstruction of Various County Owned Bridges and Culverts

Item #14) Approval/Bond \$500,000/Rehabilitation and/or Reconstruction of Various County Owned Bridges and Culverts

Item #15) Approval/Budgetary Amendment (14A076)/To Account for CHIPS (*Consolidated Highway Improvement Program*) Highway Aid Adopted NYS Budget and Provide for the 2014 Highway Capital Program

Legislator Oliverio stated that he has concerns with agenda items #10 through 15. He stated that the Budgetary Amendment (item #15)14A076 has CHIPS funding on it , as well as the Bond amounts. He stated he does not understand why that would be.

Commissioner of Finance Carlin stated that he combined two (2) projects on one (1) Budgetary Amendment. He stated that the CHIPS funding has nothing to do with the infrastructure items. He stated the CHIPS item is a yearly program that is via the State of New York and the County enhances it with our own borrowing. He stated he apologizes for the confusion.

Legislator Oliverio clarified that the CHIPS funding is separate from the Bonding . He stated he has no problem with the CHIPS program. He stated that he was at a Capital Projects meeting yesterday, August 19th. He stated Commissioner Pena gave an excellent presentation that clearly displayed needed work to the County's Infrastructure, Bridges and Culverts. He stated the presentation was put together by Commissioner Pena and Deputy Commissioner Tully, it really was excellent. He stated he believes the presentation should be presented to either this Committee or during the Budget Process. He stated the problem here is the Bonding. He stated that he has learned that the County has approximately \$19million dollars of surplus funds. He stated he

supports keeping 10% in surplus for emergencies and such. He stated that \$19million is well above that. He stated the County's Budget will run approximately \$140million. He stated he would like to pay for these proposed bond projects with cash. He stated it comes to approximately \$1.5million. He stated another advantage would be that the project could begin right away; there would be no lapse in time for the processing of the bonds.

Chair Albano stated that during budget time he would like to look at more important things that could be paid for from the surplus. He stated that he does not believe that the County will ever see lower bond rates than today's.

Legislator Oliverio stated based on the presentation that he saw yesterday, and Chair Albano was present as well, this is just the start of infrastructure projects that need to be done. He stated that so his strategy recommendation is to pay this initial price with the surplus funding. He stated when there is a complete cost projection of all the infrastructure work that must be performed throughout the County, which is a job that Commissioner Pena is working on, then that huge amount should be bonded. He stated it will be in the millions. He stated that Commissioner Pena reported that there will be an Asset Manager who will be assisting in this computation.

Legislator LoBue questioned the need for the Trucks that are including on the Budgetary Amendment (14A076).

Commissioner Pena stated that they are trying to extend the life of the County's Trucks. He stated that the industry standard is 10 – 15 years. He stated that Putnam would like to get 20 years out of a Truck. He stated currently there are three (3) Trucks in his Truck inventory that are well over 20 years; and they are essentially falling apart.

Legislator LoBue stated that every year she requests this, she stated she would like a list of the roads that will be paved.

Chair Albano stated that they did show that list during the presentation. He stated that he requested that Commissioner Pena not bring his presentation, because he anticipated that this would be a long night. He stated that he and Legislator Oliverio both saw the presentation and agreed with the recommendations brought forward by Commissioner Pena.

Legislator LoBue stated she has no concern with the two (2) Trucks.

Commissioner Pena stated that another goal is to level out the maintenance and rehabilitation so the County can get onto a level playing field; where the County will put into their assets a fixed amount. He stated they are beginning to see deterioration of Air

Conditioners, Boilers, etc. those need to be defined. He stated that the County may need to earmark \$1.5million a year for maintenance and rehabilitation of County Buildings. He stated Legislator Oliverio mentioned earlier that an Asset Manager will be working in his department. He stated that the Asset Manager will be assisting in this effort.

Legislator LoBue stated that she thinks that is great and long overdue. She stated approximately two (2) years ago all of the stakeholders were brought to the table: Con Ed, NYSEG, Commissioner Pena, had just come on board, representative from the Sheriff's Department. She stated that the Sheriff's Department was to be used as a template to change over the energy used. She stated that there was money on the table for the boiler, air conditioner and the lighting units. She stated unfortunately nothing was ever done. Which she believes was a mistake. She stated she is encouraged to hear that the County is looking to address these issues. There is the Greener New York program created by Governor Cuomo, which she believes the County would qualify for funding. She stated also NYSEG and Con Ed have parallel projects and money on the table.

Commissioner Pena stated that he does remember the discussion about the NYSERDA (New York State Energy Research and Development Authority) Grants. He stated that he did meet with them and they do energy studies and if it falls within their particular Grants the County would look at that. He stated those possibilities will be researched any time a replacement project is being done. There was continued conversation of what can be considered and reviewed in future plans. He stated now what is before this Committee is money for pavement surfaces, two (2) trucks, and bridges and culverts. He stated currently there are four (4) collapsed culverts in the County that are being reviewed to determine if they need to be completely replaced or rehabbed, to get an additional ten (10) to fifteen (15) years out of them. If they can avoid a replacement, they want to. He stated a replacement of a culvert would cost approximately \$1.5million.

Legislator Nacerino stated that she can see what Legislator Oliverio is saying. She stated that she also understands the strategy for taking advantage of the low rates with bonding for the big County projects. She stated since she has been on the Legislature, since 2013 to present, the County has not expended money for a project. She questioned when would the County utilize the funds from the surplus. She stated that it is in the purview of the Legislature to do that; and the discussion occurs, however it has not been done.

Commissioner Carlin stated surplus is not cash. He stated they are two (2) totally different things. He stated that the Auditing Company, Connors and Davies will be

attending the August Audit & Administration meeting to provide their report on the 2013 Audit. He stated that he is sure that they will address this matter.

Legislator LoBue stated that she totally agrees with Legislators Oliverio and Nacerino. She has been speaking of this issue of bonding for six (6) years. She stated that she believes projects need to be spoken about in totality. She stated for example how much is the Pension Amortization; the big number, how much is the Infrastructure Repairs; the big number. She stated tonight we have a request for the County to advocate expanding services to the Western side of the County; another big number. She stated that there is a looming multimillion dollar law suit judgment. In her opinion all of the roadwork repairs are a priority. She stated usually the roadwork discussion is done in the beginning of the year. However she stated that she believes that discussion was subverted by Golf Course and Tilly Foster. She stated now this is a priority and it is being done late in the year. She stated things need to be prioritized. She stated she will not support bonding all of these items.

Chair Albano stated that they are here tonight telling us what needs to be done with our roads etc.

Legislator LoBue stated she supports this. It involves the welfare and safety of the public. She believes the matter of the roads should have been addressed in February, before putting money into the Golf Course and Tilly Foster Farm.

Chair Albano stated that the Legislature did address this. He stated that the Legislature supported bonding new equipment. He stated so when Putnam County got hit with our past winter, which was tough, the County was equipped to handle it. There was further discussion on this matter.

Chair Albano made a motion to approve agenda items 10, 11, 12, 13, 4; Seconded by Legislator Nacerino. All in favor.

Item #15) Approval/Budgetary Amendment (14A076)/To Account for CHIPS (Consolidated Highway Improvement Program) Highway Aid Adopted NYS Budget and Provide for the 2014 Highway Capital Program

Chair Albano made a motion to approve Budgetary Amendment (14A076)/To Account for CHIPS (Consolidated Highway Improvement Program) Highway Aid Adopted NYS Budget and Provide for the 2014 Highway Capital Program; Seconded by Legislator Nacerino. All in favor.

Item #17) Discussion/Constituent Inquiry/Putnam County Bike Path

Chair Albano stated that he was approached by a small business owner along the County's Bike Path and they requested if they could donate a garbage can and a bench to be on the Bike Path near their business.

Commissioner Pena stated that part of what the 2013 proposed Signage Project that was proposed but not accepted, including the company taking responsibility for garbage maintenance.

Chair Albano stated this business owner is offering to donate the garbage can and maintain emptying it. He stated that he will contact the County Law Department to make sure there is not a conflict.

Commissioner Carlin stated that as long as the donation was not solicited there is not a conflict.

Item #18) Other Business

- a.) Legislator Gross stated that he has been approached by a local business that is interested in renting 34 Gleneida, the County Facility. He stated the person told him that they are being blocked by the Administration. He stated that he would like to hear from the Administration on this matter. He stated that he is not at liberty to release that name of the business. He stated it is a viable business with a revenue stream that could pay and cover the rent.

Chair Albano stated that he will send correspondence to the Administration tomorrow requesting an update on this matter. He stated that he personally is very much in favor of renting that County space.

Item #19) Adjournment

There being no further business, at 9:20P.M., Chair Albano made a motion to adjourn; Seconded by Legislator Nacerino. All in favor.

Respectfully submitted by Diane Trabulsy, Deputy Clerk of the Legislature.