

**Special  
Physical Services Committee Meeting  
Held at the Village of Cold Spring – VFW  
34 Kemble Avenue  
Cold Spring, NY 10516  
Members: Chairman Albano & Legislators Nacerino and Scuccimarra**

Tuesday

September 23, 2014

The meeting was called to order at 7:00p.m. by Chairman Albano. Chairman Albano led in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Nacerino and Scuccimarra were present.

**Item #3) Discussion/Proposed Butterfield Project/Municipal Entities**

Chair Albano stated the purpose of the meeting is to discuss the proposal of moving the Senior Center into the Butterfield site. He stated that some statistics and financial numbers have been compiled for consideration in this evaluation. He stated that the Legislature anxious to hear from the Trustees and the Town Board Members regarding this matter.

Legislator Scuccimarra stated that she wanted to begin by thanking her fellow Legislators for making the trek to come to the Western side of the County. She stated that she has the utmost admiration for each her colleagues. She stated that they do have their differences at times, but the Legislature comes together for the common goals that benefit our County. She stated also she would like to thank the Village Board Members and Town Board Members. She stated it is very important for the Legislature to hear from the elected officials on this matter. She stated that she has been working on this proposal for a long time, and it will be great to have your voices heard regarding this project. She stated the community needs to come first. She stated the Seniors on the Western side of the County deserve a Senior Center facility that can truly serve the Seniors in a welcoming location. She stated a location that would allow room for nutritional services, socialization and exercise classes is what they deserve. She stated decisions need to be made on behalf of our Seniors. She stated that there are more Seniors in Cold Spring than any other community in Putnam County. She stated the numbers are going to increase over time. She stated that she believes in being proactive in planning. She stated that after Deputy County Executive Walker presents the presentation the Legislature would like to take questions from the Village and Town Board Members and the members of the public who are present. She thanked Deputy County Executive Walker for all of his work in compiling the facts and figures for this presentation.

Deputy County Executive Walker stated that the Putnam County Executive for the past 18 months has been working on a comprehensive study from an economic standpoint, led by the President of the Economic Development Corporation (EDC) Meghan Taylor. He stated that County Executive Odell has been working with the County Planning Department Transportation Manager Vinny Tamagna as well. He stated the data that he will be presenting this evening has been going on for approximately 18 months. Facts: Presented during the presentation:  
*(copy of Presentation is attached)*

- The Western side of the County represents approximately 20% of the County population.

- Philipstown Residents at 9.6% of the actual population of the County pay 15.7% (more than \$6M) of the Property Tax Levy
- Approximate total population of Seniors in Putnam County is 18,500
- Of the total number (18,500) of Seniors the following is the percentage break down of Senior Population to the total number of Seniors: Carmel 18%, Kent 19%, Patterson 15%, Philipstown 23%, Southeast 18% and Putnam Valley 18%
- Based on a ten (10) year projection of Senior population growth in Putnam County the projected percentages are as follows: Carmel 29%, Kent 31%, Patterson 27%, Philipstown 35%, Southeast 30% and Putnam Valley 29%
- There has been a recommendation to expand the Carmel Senior Center on the Donald B. Smith Campus
- Stated putting the Senior Center at the Butterfield location will be hitting the target of putting it where the highest density of where Seniors reside and West of the Taconic it is the only location with Senior Housing
- Putting the Senior Center in an area where the most Seniors Resides will assist in reducing Transportation cost
- There is a need to bring an increased Sheriff's Department presence to the Western Side of the County, in the 2015 Budget there are 3 new positions proposed to be located on the Western Side: two (2) Deputy Position and one (1) Criminal Investigator Position
- The County could enter into a Lease agreement to put the Senior Center at the Butterfield site without having to Bond any of the Costs
- The County, if property could be located on the Western side would have to Bond to build and own a new Senior Center

Deputy County Executive Walker continued to present the Administration's financial and proposed need for moving the Senior Center to Butterfield and bringing an increased Sheriff's presence to the Western side.

Village of Cold Spring Mayor J. Ralph Falloon stated he was thankful to the Legislature for coming to the Village and hosting this meeting. He stated that the Seniors on the Western side need to have a location provided with a facility and services that they really need. He stated that he believes currently there are some Seniors who do not participate in the Senior Center, because they do not like the American Legion. He stated that the Sheriff's increased presence will be greatly appreciated.

Town of Philipstown Supervisor Richard Shea stated he also would like to thank the Legislature for traveling to the Western side of the County to conduct the Special Physical Services Meeting. He stated that he believes the presentation given was excellent. He stated that it addressed many facts that have been being discussed for years. He stated it is an established fact that the Western side of the County is underserved, no one can dispute that. He stated that the Seniors deserve a place of their own to meet. He stated that the Butterfield project will progress regardless of what is decided about the Senior Center. He stated the County is the decision maker on what will be done to the Senior Center. He stated that he agrees with Deputy County Executive Walker in that it is a common sense decision to have a Senior Center at Butterfield.

Village of Cold Spring Trustee Michael Bowman stated that he agrees that it makes sense to put the Senior Center in a location that has the highest concentration of Seniors. He stated that no

matter what happens with the Butterfield proposal, there needs to be continued focus on furthering the Senior Cause. He stated and he echoes the fact that there is a demonstrative void of County Services on the Western side of the County. He stated that he would like to see the DMV, a Sheriff's Substation, Senior Center, Clerk Services and pretty much anything the County can provide they would take.

Philip Schatzle, Philipstown Seniors President, stated that there are approximately 120 Members in the organization. He stated that not all of the Senior Members want to leave the American Legion. He stated that if the Senior Center is moved to the Butterfield site there are those who will continue to attend the American Legion Senior Facility location. He stated that the members of the American Legion become insulted when they hear the description of their facility as "dark and dingy". He stated the current American Legion Building was built by WWII and Korean Veterans. He stated the doors of the American Legion are open to all Veterans. He stated at the present time our Veterans are going through some hard times. He stated that they would like to see the American Legion Building expanded and improve the nutrition Center.

Village of Cold Spring Trustee Bruce Campbell stated he also was thankful to the County Legislature for hosting this meeting and he was glad to see the representatives from the Village and Town here as well. He stated that he believes that things are moving in the right direction.

Legislator Oliverio stated that he fully supports a Senior Center being in this community. He stated whether it is at the Butterfield site or not; that depends on the decision made by the Village/Town. He stated that is home rule, the County has no rule in that. He stated as a site location, he agrees the Butterfield location would be putting the Senior Center where the majority of the Seniors are. He stated he truly would like to see a Senior Center in every Single Town. He stated that his position is that he would like for the Butterfield Building, the section that the County would be in, to become a condo setup. He stated that the Butterfield building would pay taxes, but he does not agree with the County being tied to a lease. He stated that he believes it is better for the County to own versus lease. He stated that he would like at the very least an agreement with a lease for five (5) years with an option to buy. He stated that he would like to assure Mr. Schatzle that the bond between the County and the Veterans will never be broken.

Village of Cold Spring Trustee Stephanie Hawkins stated she was thankful to the County Legislature for hosting this meeting. She questioned Deputy County Executive Walker as to how the 6,000 square footage would be divided between the Senior Center and the Sheriff's Department at the Butterfield site.

Deputy County Executive Walker stated that no money has been spent on preliminary engineering. He stated that would not be done until the Administration and the Legislature have agreed to move forward with the project.

Village of Cold Spring Trustee Stephanie Hawkins questioned if it has been decided if a full kitchen will be included in the Senior Center.

Deputy County Executive Walker stated again the designs to that degree have not yet been decided.

Village of Cold Spring Trustee Stephanie Hawkins spoke to the presentation that was presented to the Village and Town board members. It was stated that the Butterfield Building project would result in \$120,000 property tax revenue. She stated that if the County were to purchase and not lease their space that would reduce the amount of property tax received.

Deputy County Executive Walker stated he does not believe the term revenue is accurate. He stated that the \$120,000 would increase the Town's Rate Base, it does not give the Town cash.

Village of Cold Spring Trustee Stephanie Hawkins stated that it was presented to them as projected "Revenue" there was no mention of the "Rate Base". She stated that the Village of Cold Spring made their decisions on approving the project based on the representations of the gains that were presented to them. Therefore, she would like for the County to keep that in mind as they make their decisions. She stated she would like to echo Mr. Schatzle's comments. She stated at the August 20, 2014 Physical Services Committee Meeting it was stated that the American Legion would continue to receive the support of the County. However included in the presentation tonight there was a slide showing the offsetting of cost by no longer having the American Legion.

Deputy County Executive Walker stated that is why he used the word "potential".

Village of Cold Spring Trustee Stephanie Hawkins stated that this is a different message than the message that was delivered at the August 20<sup>th</sup> committee meeting. She stated that the County should not withdrawal its financial support of the American Legion.

Deputy County Executive Walker stated on a general basis that is not done anywhere throughout the County. He stated especially in relation to the Veterans.

Village of Cold Spring Trustee Stephanie Hawkins stated in addition to the Sheriff's services and Senior services the Western side of the County needs other services. She stated that their Town and Village has an aging infrastructures. She stated that they would benefit by the delivery of real services in the form of County services. She stated that Commissioner Pena and his staff have worked with them and assisted in brining real services. She stated that they have brought the County's bucket truck to trim trees. She stated that is an example of "meaningful services" that represent real money to their general fund. She stated that they would appreciate more of those services.

Town of Philipstown Supervisor Richard Shea stated that currently there are partnerships that exist with the County. He stated that the Town and the County share highway services, equipment; this is a long established relationship. He stated this would be a continuation or advancement of that relationship. He stated that he is a big supporter of having the Senior space at the Butterfield location. He stated between the County, Town and Village he believes that they are united to see services brought to this side of the County.

Chairman Albano stated that he would like to clarify that the American Legion building is not going away. He stated that the real matter being addressed here is adequate space for the Seniors Programs. He stated that currently the space does not accommodate the numbers of people; as an example who would like to take part in the exercise classes. He stated in terms of Legislator Oliverio's statements of the County owning a facility is ideal. He stated however that may not be an option now. He stated the needs of the Seniors need to be addressed now and into the future. He stated that can be done by entering into this lease agreement now. He stated he supports working to enter into a lease with an option to buy. He stated personally he would like to see action taken for the Seniors in terms of the Butterfield property.

Town of Philipstown Councilman John Van Tassel stated that he would like to identify one (1) more need for the Western side of the County, a Shelter. He stated during the recent storms there were residents who lost their homes or were flooded out of their homes and were in need of a Shelter. He stated that a make shift location at the Town of Philipstown Recreational Center was made available. He stated that he is aware that the other two (2) Seniors Centers that exist in the County were/are used as Shelters in times of need.

Town of Philipstown Councilman Dave Merandy questioned what age is a "Senior" in terms to the audience being discussed this evening.

Director of Office for Senior Resources Sheehy stated that 60 years of age.

Town of Philipstown Councilman Dave Merandy questioned how the Legislature is working on this matter in terms of making a decision and projecting costs when there are no specifics on what is projected to be housed at the site, such as a kitchen. He stated that when Trustee Hawkins was presenting questions to Deputy County Executive Walker it sounded as though no decisions have been made; so how does the Legislature move forward.

Deputy County Executive Walker stated that once the agreement is finalized with the Legislature Highway Commissioner Pena and his staff would look at the space, design it and cost out the space and get it done. He stated that this process has been followed with the Putnam Golf Club, the Senior Center at the Donald B. Smith Campus, and at Tilly Foster the County is currently in the midst of doing evaluations and costs engineering. He stated however, as he stated earlier the County is not going to spend its resources on a project that has an agreement attached to it.

Town of Philipstown Councilman Dave Merandy stated that he does not understand how the Legislature can make a decision, when they are not being presented with a plan.

Deputy County Executive Walker stated that regardless of where the Senior Center is to be located; the need for a larger Senior Center, based on the numbers is recognized. He stated regardless of where the Senior Center is built, the need for a new Center is really the decision that needs to be made.

Chairman Albano stated at this time of this proposal, we are at the preliminary phase. He stated the next step would be the build out phase. He stated at that time the specifics of looking at a kitchen and the costs associated with that structure would take place. He stated that they will proceed with the project one step at a times. He stated that right now they are looking at basic numbers. He stated prior to making decisions on the build out, amounts and numbers will be provided and reviewed. He stated that if the project is approved and the decision is to move forward, then the numbers will be fined tune and be presented to the Public. He stated this is the start; the beginning.

Director of Office for Senior Resources Sheehy stated in reference to comments that were just made in terms of designing the Center and knowing exactly what will be in it; she would like to remind everyone that not too long ago \$1million dollars was spent on the design of a Center, before it was actually approved to be built. She stated that she would not want to see that history repeated.

Legislator Gross stated that approximately a year and a half back Legislator Scuccimarra gave him and Legislator LoBue a tour of this community. He stated that she showed them the proposed site for the Butterfield project. He stated that he is happy for Cold Spring, he believes this project will be beneficial to the community in many ways. He stated he supports the Senior Center going into the Butterfield site. He stated that in his Legislative District the Town of Southeast has a Senior Center that is in need of repair as well. He stated that in terms of brining County Services to the western side that is a matter that still needs to be vetted out in terms of costs.

Legislator Nacerino stated that she believes that everyone agrees that there is a need for a Senior Center in the Village of Cold Spring. She stated that she believes the struggle is over the logistics. She stated that tonight's presentation provided clarification on several matters. She stated that the importance of having the Sheriff's Department presence on the Western side of the County would be erring on the side of caution, which in this case she supports. She stated that the "Baby Boomers" is the largest growing population in the Country. She stated that we need to project to accommodate that fact. She stated that she would never move to compromise the Veterans or the American Legion Hall. She questioned the common maintenance fees at the Butterfield Site. She stated that there are fixed costs listed; however the reference to a 20 year lease was made. She questioned if the fixed costs would increase over the course of the lease. She stated that she believes that is a very significant factor to be considered and incorporated into the equation and evaluation process. She stated that a strong value is placed on Seniors and Veterans in Putnam County. She stated that level of respect is part of the many the reasons that Putnam is a wonderful place to live and raise a family. She stated that the Legislature is a team, and are all in it together for all of the right reasons. She stated part of the decision is to ascertain that good decisions are being made with informed facts and figures. She stated that the Legislature needs to do their due diligence and that is why the Legislative Body of government is here tonight. She stated that she would like to thank the Village and Town members and residents for all being present at this meeting.

Thomas Kivel, Veteran and Resident, stated that he has only heard about the proposal of moving the Senior Center to the Butterfield site. He stated that there never has been a conversation with the members of the American Legion to discuss possibly expanding the existing location.

Legislator Scuccimarra stated that she requested that Commissioner of Highways & Facilities Pena survey the American Legion and provide an estimated cost if the County were to expand the facility by 6,000 square feet to meet the needs of the Seniors. She stated that the projected cost was \$1.3million dollars. She stated that the County does not have \$1.3million dollars neither does the Town or the Village.

Legislator LoBue stated that she is happy to be at this meeting tonight. She stated that a few months back the Administration was discussing borrowing \$800,000 to expand the Carmel Senior Center. She stated that the County can certainly apply that funding to the expansion and renovation of the American Legion facility. She stated also it has been reported that the Mrs. & Mr. Ailes have donated \$500,000 for a Senior Center, not attached to the Butterfield Project and finally Assemblywoman Galef has \$250,000 of Grant funding available, which also is not attached to the Butterfield project. She stated that she supports buying a facility; not renting and working with what the County already has. She stated that the funding is available to do something permanent and fairly quickly. She stated that she believes the County could move forward with another location and she would be interested in investigating that option. She repeated her reference that earlier this year the Administration wanted bond \$800,000 to expand the current Carmel Senior Center. She stated that she would have no problem investing that money here. She stated that she believes before anyone makes a final decision there needs to be a plan and the financials. She stated the ambiguity that the actual costs will not be investigated until the permission is given; since when has this Administration waited for permission from the Legislature.

Chairman Albano stated that there is a lot of time involved in projects. He stated that this particular project has been being discussed for many years. He stated that the Butterfield project has been approved by the Village of Cold Spring. He stated regardless of whether the County commits their involvement or not. He stated that he sees this as an opportunity. He stated that there are many options; however this is an opportunity that is realistic for the near future.

Legislator Nacerino stated from her perspective there is no tie to the Butterfield project. She stated that the main reason the Legislature came here for this meeting tonight was to hear directly from the people as to where they deem most feasible for the location of their Senior Center.

Legislator Oliverio stated that he was not aware of the information that Legislator Scuccimarra shared in regards to the projected cost of \$1.3million to expand the American Legion by 6,000 square feet. He stated that the County in 2014 is going to receive an excess of approximately \$2.5 million dollars in Sales Tax over the amount budgeted. He stated that the County could use that excess sales tax to pay for that expansion; if that is the will of the people.

Legislator LoBue stated that she would like to provide clarification that the reason that the Town of Kent Senior Center project had to be stopped was a result of the decline in the economy.

Chairman Albano stated that supports his theory that as time progresses and a project moves forward costs can go up and be unsustainable. He stated that this opportunity with the Butterfield project is the perfect public private partnership. He stated that all of the ground work has already been done and paid for, now the County is looking at a potential project and site that is close to ready. He stated the location of the Butterfield site is right near a Senior Housing location; that seems logical as being a perfect location. He stated that the evaluation process is still in progress and all the facts will be reviewed.

Donna Anderson, Resident, she stated that she has been advocating for a Senior Center for years. She stated that she has a petition that has been signed by 1,000 Seniors from Philipstown that want and support moving the Senior Center to the Butterfield site. She stated that she believes the developer is open to a lease to buy agreement.

Shirley Norton, Resident, she stated that she lives in the Senior Housing Development in Cold Spring. She stated that she agrees with the logic that there is a developer who is paying for the building. She stated Mr. Roger Ailes has donated \$500,000 to equip the space. She stated also she would like to suggest raising money so renovations could be done to the American Legion Hall. She stated that would be in addition to the Butterfield site.

Town of Philipstown Supervisor Shea stated that he would like to point out that a portion of the proceeds from the sale of this building, the Cold Spring VFW, will go to the Veterans. He stated therefore there will be some capital funding to go towards the work on the American Legion Building. He stated that he would also like to make it clear that there have been many meetings and discussions pertaining to the American Legion building.

#### **Item #4) Adjournment**

There being no further business, at 8:18P.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.