

**PHYSICAL SERVICES COMMITTEE  
HELD IN ROOM 318  
PUTNAM COUNTY OFFICE BUILDING  
CARMEL, NEW YORK 10512  
(Chairman Albano, Legislators Nacerino & Scuccimarra)**

**Tuesday**

**March 20, 2018**

The meeting was called to order at 6:00 p.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 Committee Meeting Minutes/February 21, 2018**

Chairman Albano stated the minutes were accepted as submitted.

**Item #4 Approval/Grant Application for New York State Dedicated Mass Transportation Trust Fund/Funds to Reduce the Total Costs Associated with Capital Projects at the Putnam County Transit Facility/Deputy Commissioner of Planning, Development & Public Transportation Fusco**

Chairman Albano stated this is money that has been applied for to benefit our Transit Facility renovation project. He stated that an application was made that identified specific work that needs to be done at the facility. He stated the estimate for the entire project is \$1.7million. He stated with this grant there is a 16% match that the County will be responsible for. He stated that there may also be Federal funding applications submitted for this project and if awarded would offset the cost.

Chairman Albano made a motion to approve Application for the Grant Reward from the NYS Dedicated Mass Transportation Trust Fund; Seconded by Legislator Scuccimarra. All in favor.

**Item #5- Approval/NYSEG Utility Easement Donald B. Smith Campus – Carmel TM #55.15-1-21/First Deputy County Attorney Negro**

Chairman Albano stated this is an easement to install a transformer for the Cell Tower located on the Donald B. Smith Campus.

Commissioner of Highways & Facilities Fred Pena stated that is correct.

Legislator Nacerino made a motion to approve and move to the Full Meeting the NYSEG Utility Easement at the Donald B. Smith Campus – Carmel TM #55.15-1-21; Seconded by Legislator Scuccimarra. All in favor.

**Item #6- Approval/ Memorialization/ NYSAC Resolution: Support Funding for Farmland Preservation and Agriculture Local Assistance Programs**

Chairman Albano made a motion to Waive the Rules and Accept the additional; Seconded by Legislator Scuccimarra. All in favor.

Chairman Albano stated he supports any proposal that will provide assistance to the business of farming in New York State.

Legislator Scuccimarra stated we are losing farms. She stated a big reason is due to the fact that the original farmer is aging out and the younger farmers find it too hard to use the land. She stated this proposed resolution addresses assisting young farmers, and help them keep farming. She stated in researching a map of the New York State she learned that ¼ of New York State is Farmland. She stated at one time New York State was one of biggest producers of milk. She stated that she believes it to be very important that consumers know where their food is being grown.

Chairman Albano stated that is correct. He stated when there is food received from other countries the regulations are different. He stated he agrees he would like to the buy locally.

Legislator Addonizio stated that she would like to see more organic farming done.

Chairman Albano made a motion to approve the Memorialization/ NYSAC Resolution: Support Funding for Farmland Preservation and Agriculture Local Assistance Programs; Seconded by Legislator Scuccimarra. All in favor.

**Item #7- Approval/ Memorialization/ NYSAC Resolution: Urging Enactment of Legislation to Increase the Consolidated Local Street & Highway Improvement Program (CHIPS) Bidding Threshold**

Chairman Albano stated that this resolution is requesting that the competitive bidding threshold for a highway project be raised. He explained there are times when a highway project can be done more cost effectively in-house. He stated this resolution is requesting that a County be allowed to work on a project in-house as long as the cost is less than \$500,000. He stated currently the threshold amount is \$250,000. He stated again, if threshold were raised it would allow Counties to do more work in-house and in many cases at a cost savings.

Legislator Nacerino stated that she agrees that this could potentially save taxpayer dollars. She stated the current threshold of \$250,000 is not a lot in the scheme of highway projects.

Chairman Albano made a motion to approve the Memorialization/ NYSAC Resolution: Urging Increasing and Consolidating Local Road, Bridge and Culvert Funding Distributed Through Consolidated Local Street & Highway Improvement Program (CHIPS); Seconded by Legislator Nacerino. All in favor.

**Item #8 - Approval/ Memorialization/ NYSAC Resolution: Urging Increasing and Consolidating Local Road, Bridge and Culvert Funding Distributed Through Consolidated Local Street & Highway Improvement Program (CHIPS)**

Chairman Albano stated that there are billions of dollars of work needed to address all of the needs to the Roads, Bridges and Culverts. He stated he is in full support of increasing funding towards this critical mission.

Chairman Albano made a motion to approve the Memorialization/ NYSAC Resolution: Urging Increasing and Consolidating Local Road, Bridge and Culvert Funding Distributed through Consolidated Local Street & Highway Improvement Program (CHIPS); Seconded by Legislator Scuccimarra. All in favor.

**Item #9 - Update/Bikepath Connection to Wells Park, Village of Brewster/Commissioner Highways & Facilities Pena**

Chairman Albano stated that he will be going out of order. He stated that Legislator Castellano is not present yet, and he requested that agenda item #9 be on this agenda. He stated that Legislator Castellano is en route.

**Item #10 - Update/34 Gleneida Avenue/Chairman Albano**

Commissioner Pena stated that review has begun on the County building, 34 Gleneida Avenue in response to the Legislature's request. He stated that the County's temporary Architect has been requested to conduct a review and report the condition of the building. He stated also a list will be compiled that will include action that would have to be complied, if the County were to decide to occupy the office space as opposed to Private Use.

Chairman Albano stated that he will write to the County Law Department and request the legal standard as to whether or not the said location would have different

requirements in relation to meeting different code requirements if the space were not occupied by the County by rather rented to an outside agency.

Chairman Albano recommended each Legislator should get a tour of the facility. He stated that will be coordinated through the Legislative Office.

Legislator Nacerino stated if it has to be brought up to code and ADA compliant, she does not see how the County could accomplish that in an inexpensive way. She stated the Legislature would have to assess if it would be worth the financial investment.

Legislator Addonizio questioned if the County could use the main floor, because that space is up to code and ADA compliant.

Chairman Albano stated that is a good question. He stated the Legislators will have a better idea of options, once the information is received from the County Law Department.

Commissioner Pena stated that he and his staff evaluate a space in three (3) ways. He stated the condition of the building needs to meet reasonable standards for anyone's use. He stated that they make sure it is code compliant and safe and then the additional layer of ADA compliance, if the space is to function for public purpose.

Legislator Nacerino stated also the question needs to be asked if it will generate revenue. She stated if it is a space used by not-for profits there will not be a lot of revenue generated. She stated that needs to be part of the decision making process.

Legislator Sullivan stated there is a lot to look at. He stated that the law department is still working on the market value of the property.

Bill Nulk Vice- President Carmel Kent Chamber of Commerce stated he would like to suggest pursuing renovations that will capitalize on different environmental updates such as solar power, etc. because there are grant benefits related to those updates to help with the costs.

Legislator Sayegh questioned if there is a map or listing of all of the County facilities.

Chairman Albano stated that he has a request into IT/GIS Director Tom Lannon for a copy of a map and a list of County facilities. He stated that he agrees with Legislator Sayegh, such a list and map will be beneficial.

Legislator Sullivan questioned what the status is of the White House that is down the hill from 40 Gleneida Avenue.

Chairman Albano stated it was approved to sell it. He stated that he will request that the Law Department provide the Legislature with an update.

Lynne Eckardt, Town of Southeast Resident, stated she recalls 34 Gleneida being discussed a few years back, she questioned what was concluded then.

Legislator Nacerino stated that this is the first time this matter has been discussed in committee since she became a Legislator.

Lynne Eckardt, Town of Southeast Resident, stated she recalls that the IDA had an office in there a few years back. She questioned if the Legislature believes they will agree to take some kind of action.

Legislator Nacerino stated she believes she speaks for everyone in stating that the Legislature needs to make a decision. She stated again there are many factors and scenarios that play into the consideration. She stated the Legislature will need to do their due diligence to look at all facets and scenarios in order to make the best decision.

Lynne Eckardt, Town of Southeast Resident, stated she understands all of that. She questioned if there is a timeline in mind that identifies the beginning, middle and end.

Legislator Nacerino stated not to her knowledge.

Legislator Scuccimarra stated that there are some questions that need to be answered first.

Chairman Albano stated his goal is to identify the direction that the County will go by the end of this year.

Legislator Sullivan stated that he believes that the County will need to make the space ADA compliant.

Lynne Eckardt, Town of Southeast Resident, questioned if there is a list of County owned properties, and would she have to submit a F.O.I.L. request to get a copy.

Chairman Albano stated that he referenced earlier that he has requested such a list and map from IT/GIS Director Lannon.

Lynne Eckardt, Town of Southeast stated that she believes that would be important information in the consideration and decision making process of what to do with 34 Gleneida.

Legislator Sullivan requested that an update be requested on the sale of the White House. He stated if it was approved to sell it, there should be a for sale sign outside.

### **Item #11 - Update/Monthly Capital Projects Report**

Chairman Albano questioned if there is work planned to address the different houses at Tilly Foster Farm.

Commissioner Pena stated that they have been reviewing the barns and some of the follow up items that are left over from the original project. He stated that there is still some campus lighting that needs to get done. He stated that he believes the front gate has been completed. He stated that there is some wood work that is needed on the barns, to make it usable for some functions.

Chairman Albano stated that he believes a decision needs to be made in reference to the other houses on that property.

Commissioner Pena stated the houses on that property, with the exception of the Benedict House (*was the Tilly Foster Rock and Roll Museum*), are in good shape.

Chairman Albano stated he believes a decision to be whether it be to have employees live in them, rent them out; he does not support having them sitting empty.

Commissioner Pena stated there is consideration being given to adding a caretaker to work the farm and have that person live in one of the houses. He stated the projected plan is to grow some crops on the farm, the caretaker would be responsible for that.

Legislator Sullivan stated that his constituents have requested a status on the Blue House on Hill Street, next to the golf house.

Commissioner Pena stated that there have been a few different options discussed. Past Deputy County Executive Walker had discussed cutting the property the Blue House is on apart from the golf course, to eliminate the restrictions that exist currently

because it is a part of the golf course property. It was stated later in the discussion of the meeting, to cut the property from the golf course it would require negotiating with the New York State Department of Protection (NYS DEP).

Chairman Albano stated that he believes an evaluation of action should be revisited in reference to that house and the house across the street from the Tilly Foster Farm along Route 312. He stated that house has a new septic and boiler, however the structure is in need of a lot of work.

Legislator Sullivan questioned so who will proceed with the negotiations with the NYS DEP in regards to the Blue House.

Commissioner Pena stated there were a few other properties owned by the County that were being considered to work with the NYS DEP. He stated he will review the file and see what the status is.

**Item #12 - Other Business**

**a. Update/Butterfield Senior Center RFP**

Legislator Scuccimarra questioned the status with the revised RFP that was published for the Butterfield Senior Center Project.

Commissioner Pena stated that there was a scheduled walk through with a potential bidder. He explained unfortunately he had to postpone it due to the snow storms. He stated that will be rescheduled.

Legislator Scuccimarra questioned if there has been a lot of interest.

Commissioner Pena stated that he has not been updated on the number of responses to date.

**Item #9 - Update/Bikepath Connection to Wells Park, Village of Brewster/Commissioner Highways & Facilities Pena**

Chairman Albano made a motion to Waive the Rules and Accept the Additional; Seconded by Legislator Scuccimarra. All in favor.

Chairman Albano stated on behalf of Legislator Castellano he requested that Commissioner Pena look into a projected cost and work required to do a connection from the Bike Path to Wells Park in the Village of Brewster.

Commissioner Pena stated that he used the materials and details that were used for the work on the bikeway so the amounts may be a little high. He stated at the same time there may need to be a retaining wall and a swell detail to absorb runoff from the pavement. He stated his projected amount of \$120,000 should cover the cost of a full connection.

Legislator Castellano thanked Chairman Albano for placing this item on the agenda. He recognized Village of Brewster Trustee Tom Boissonnault. He stated Wells Park is a beautiful park, with the perfect location to be connected to the Maybrook Bike path. He stated that he believes that would be a win for the Town, Village and County. He stated that there is a connection that was started. He questioned who owns the property there.

Commissioner Pena stated that is correct there has already been a “stub” installed. He stated that they did the work to the edge of the Right of Way that the County had on the bikeway.

Legislator Castellano request confirmation from Town of Southeast Councilwoman Lynne Eckardt that the Wells Park Property is owned by the Town of Southeast who leases the property to the Village of Brewster.

Town of Southeast Councilwoman Lynne Eckardt stated that is correct. She questioned what the height would be of the retaining wall.

Commissioner Pena stated the projection is 4 – 5 feet.

Town of Southeast Councilwoman Lynne Eckardt stated she believes as long as the Town of Southeast is not requested to provide funding, she believes the Town Board would be in favor of this project.

Legislator Nacerino stated that she agrees this would be a great project. She stated the park is a wonderful community park and believes by creating the access to the bike path will add greatly to the recreational needs of that area.

Village of Brewster Trustee Tom Boissonnault stated that it is believed that Wells Park will be a great safe place for people to park who want to access the bike path. He stated there are restrooms that are available as well. He stated there are also tennis courts and a walking trail that was done through the effort of a local Boy Scout troop.

#### **Item #11- Adjournment**

There being no further business, at 6:40pm, Chairman Albano made a motion to adjourn; Seconded by Legislator Nacerino. All in favor.

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