

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

Tuesday

April 17, 2018

The meeting was called to order at 6:15 p.m. by Chairman Albano who requested that Legislator Scuccimarra lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislator Scuccimarra were present. Legislator Nacerino was absent. Chairman Albano stated Legislator Jonke would sit in for Legislator Nacerino.

Item #3 - Approval/Physical Services Committee Meeting Minutes/ March 20, 2018

The minutes were approved as submitted.

Item #4 - Approval/Budgetary Amendment (18A025)/Additional Funding of \$300,000 for the renovation of the Carolyn Lahey Pavilion (Butterfield)/ Deputy Commissioner John Tully

Highways and Facilities Deputy Commissioner John Tully stated the second round of bids came in approximately \$400,000 less than the first round of bids. He stated this was a result of additional work that was performed by internal staff and some value engineering that outside architects helped with.

Legislator Scuccimarra requested clarification on what was done, for people who do not know.

Deputy Commissioner Tully stated the Highway Department did a lot of the demolitions and rough plumbing. He stated there were value engineering changes to the HVAC (Heat, Ventilation, and Air Conditioning).

Legislator Scuccimarra stated she checks in periodically on the status of the work. She questioned if the rough plumbing was complete.

Deputy Commissioner Tully stated it was finished today.

Chairman Albano stated he knows from working in construction that taking on those parts of the job will help keep the County from paying extra costs. He stated the Highway Department did a fantastic job.

Deputy Commissioner Tully stated it was a team effort with resources pulled from the Parks Department and from the Highways and Facilities Department. He stated the original budget did not include kitchen equipment.

Chairman Albano stated project budgets change all the time.

Deputy Commissioner Tully stated it is important to the process that the funding is in place.

Legislator Scuccimarra questioned the process for approving the bid, which is for \$1,365,000.

Deputy Commissioner Tully stated the bid is approved by the Director of Purchasing, along with the department that is utilizing the bid and doing the work. He stated he believes the County Executive is a signatory on the bid. He stated he could provide a copy of the bid to Legislator Scuccimarra.

Legislator Scuccimarra requested clarification that the bid does not come before the Legislature for approval.

Deputy Commissioner Tully stated no, it does not have to come before the Legislature.

Legislator Scuccimarra stated she would like to see the entire bid package.

Deputy Commissioner Tully stated he would provide that.

Legislator Scuccimarra stated she is excited to see this project moving forward.

Legislator Jonke questioned how long approximately until the project is complete.

Deputy Commissioner Tully stated anywhere from 180 days to six (6) months at the most.

Chairman Albano stated he knows Legislator Scuccimarra is looking for more funding for the project.

Legislator Scuccimarra stated she has a second meeting planned with Congressman Sean Patrick Maloney, who is from the area, to ask him to contribute to the project. She stated a tour of the facility was offered to Congressman Maloney. She noted the

County received funds for the project through State Senator Sue Serino and Assemblywoman Sandy Galef.

Office for Senior Resources Director Michael Cunningham noted that the Older Americans Act was put forth by the Federal Government.

Chairman Albano noted that once the project is complete the County will be reimbursed \$500,000 from the New York State Dormitory Authority.

Chairman Albano made a motion to move Budgetary Amendment 18A025 to the Audit & Administration Committee; Seconded by Legislator Scuccimarra. All in favor.

Item #5 - Approval/Amendment to Watershed Agricultural Council (WAC) Deed of Conservation Easement over Tilly Foster Farm/ First Deputy County Attorney Negro

First Deputy County Attorney Andrew Negro stated there are a lot of components in making the Farm better and hosting events as the County intends. He stated when the County purchased Tilly Foster Farm, East of Hudson (EOH) funds were used, which required the County to place a conservation easement over the property with WAC. He stated the easement segments the Farm into different use areas where certain uses are prohibited and permitted in certain areas. He stated for instance around the buildings is considered a MADA (Municipal Acceptable Development Area), while other areas are agricultural areas, and others are resource protection areas. He stated in order to carry on with the County's vision for the Farm some use areas needed to be amended, for instance when a parking lot was expanded outside the MADA into the agricultural area. He stated pursuant to Resolution #207 of 2015, the County has been working with WAC to modify the use areas. He stated the area the parking lot was expanded into is an ACEA (Agricultural Conservation Easement Area).

Chris Ruthven, Superintendent of the Parks Department, stated it is farmland.

First Deputy County Attorney Negro stated the MADA is being expanded to include the parking lot and in the future the County can use the rest of the MADA. He stated in exchange there is an area that is an acceptable development area that will have a piece become a resource protective area and an agricultural area.

Superintendent Ruthven stated part of this area is already being used for agricultural use, so they are not giving up just vacant land that could be used for something else in

the future. He stated the County is gaining approximately .43 acres and the County is giving up an acre but it is already being used agriculturally.

Chairman Albano questioned what the area across the street, with the old house, is designated as.

Superintendent Ruthven stated some is acceptable development area, behind the house is forest protection area and the stream corridor is resource protection area, and the fields are ACEA.

Legislator Scuccimarra questioned if the fields are used for anything.

Superintendent Ruthven stated hay is bailed there.

Legislator Scuccimarra questioned if it is good hay.

Superintendent Ruthven stated it is good for park use but not for animal feed. He stated it is used for storm water mitigation issues and landscaping.

Chairman Albano made a motion to approve Amendment to Watershed Agricultural Council (WAC) Deed of Conservation Easement over Tilly Foster Farm; Seconded by Legislator Scuccimarra. All in favor.

Item #6 - Update/34 Gleneida County Property/ First Deputy County Attorney Negro

Chairman Albano read the following statement from Legislator Sullivan into the record:

"I am sorry I cannot attend the meeting tonight but I did want to share my thoughts and support for selling 34 Gleneida Ave for the following reasons:

- 1) Constituents want lower taxes and we need to find ways to shrink the size and expense of government to accomplish this. Our population is decreasing and so should the size of gov't.*
- 2) The sale will put the building back on the county and town tax rolls thereby increasing tax revenue to the county and town by at least \$30,000.*
- 3) Keeping the building will cost taxpayers hundreds of thousands of dollars to upgrade the building and make it ADA compliant. We have many other high priority infrastructure projects underway that should have a priority with our limited funding.*

4) The County could certainly use the estimated \$700,000 from the sale of the building to fund these other projects as well as projects we have long discussed such as LED lighting for our buildings and roads.

5) It is a highly desirable location and has great potential for many different types of occupancies and should sell rather quickly.”

Legislator Gouldman questioned if the Planning Department was asked about the best possible solution for the building; if not, he recommends they be contacted.

Chairman Albano stated First Deputy County Attorney is working on achieving the ADA requirements within reasonable cost. He stated Legislator Sullivan brought up a good point regarding getting the property back on the tax rolls. He stated his opinion is to keep the County campus close together, as it would make sense from a maintenance perspective. He stated he received a map of all County owned properties that he is reviewing.

Legislator Jonke stated he disagrees with selling the property. He stated he would like to see County departments that are not centrally located brought to this property.

Legislator Scuccimarra agreed and added especially departments that are consistently at the County Office Building. She stated she would like to see The Prevention Council of Putnam and the Vet 2 Vet Program move into the property. She stated it would be a place where people can go and get help.

Legislator Jonke agreed. He stated outside agencies could look into grant funding for improving the building and meeting the ADA requirements.

Legislator Gouldman stated there are pros and cons with having the campus centrally located. He stated there are areas on the western side of the county that feel isolated. He noted there is a building in Putnam Valley that will be renovated and they are considering putting a part of the Women's' Resource Center there.

Legislator Scuccimarra stated she likes the idea of having a Women's' Resource Center on that side of the county.

Legislator Gouldman stated it is easier for some people on the western side of the county to go into Westchester County for certain things like the DMV. He stated this is a loss of tax dollars for Putnam County.

Chairman Albano stated there are many organizations that could use the space. He stated Legislator Jonke made a good point regarding certain organizations that could receive grant money.

Legislator Gouldman stated he suggested the planning department because they must have a good idea of the overall plan for the county.

Legislator Sayegh stated there are grants available for non-profits. She noted the Town of Carmel may buy a building in Mahopac that would cause some non-profits, including her own, to be displaced.

Chairman Albano stated this discussion will continue until there is a real plan in place.

Item #7 - FYI/ 2018 1st Quarter- P. C. Chapter 31 Sales Report/Finance Department

Chairman Albano questioned if the houses are advertised before they go to the realtors.

First Deputy County Attorney Negro stated the ones that are eligible to be sold through realtors are determined by the Finance Department who work with Real Property and the Law Department. He stated they are then put on the MLS listing, and they are not advertised beforehand. He stated the properties that are not sold through the Chapter 31 process will then go either through an adjoining property sale or through public auction. He stated there is an auctioneer on contract through the RFP (Request for Proposals) process, but there have not been enough properties to have an auction.

Item #8 - Update/ Capital Projects Report

Legislator Gouldman questioned if the Peekskill Hollow Road project would be done this year or next.

Deputy Commissioner Tully stated it is scheduled for next year.

Legislator Gouldman questioned if the Traffic Signal Upgrades are the three (3) new traffic lights in Putnam Valley.

Deputy Commissioner Tully stated this project is on hold due to a planning study that is being done prior to moving forward with upgrades to the traffic lights. He stated Deputy Commissioner of Planning Sandra Fusco secured funding for this study.

Legislator Gouldman noted there is a traffic light where Oscawana Lake Road and Peekskill Hollow Road meet which consistently goes down.

Deputy Commissioner Tully stated that would be addressed with this Capital Project.

Legislator Gouldman questioned if that would be completed this summer or in the future.

Deputy Commissioner Tully stated it would be after this summer because the new traffic light would have to consider the new alignment at that intersection. ***(Clarification provided after the meeting by Deputy Commissioner Tully: The intersection is part of a Federal Project in which a new turning lane and new striping patterns are being considered for a redesign of the intersection)***

Legislator Gouldman questioned how the traffic light outage will be addressed in the meantime.

Deputy Commissioner Tully stated there have been steps put in place to have a two (2) hour response time once they know the light is out.

Legislator Gouldman stated this issue should be addressed.

Deputy Commissioner Tully stated it is possible a generator could be put in and he would look into it.

Legislator Gouldman stated that would be great.

Legislator Scuccimarra questioned if the Horton Hollow Road bridge replacement project being on hold would delay the paving of that road.

Deputy Commissioner Tully stated it would not, because it is not a County road.

Legislator Scuccimarra requested clarification.

Deputy Commissioner Tully stated it is not a County road but the County is responsible for the bridge.

Chairman Albano requested clarification.

Deputy Commissioner Tully stated there are approximately 18 bridges that are not part of County roads, but that the County is responsible for the maintenance of.

Legislator Castellano requested an update on the Morningthorpe Bridge project.

Deputy Commissioner Tully stated that project should be going out to bid soon. He stated the additional pedestrian crossing on Route 22 at the Turk Hill Road intersection, which was requested by the New York State Department of Transportation, has been designed and submitted for approval.

Item #9 – Other Business

Chairman Albano questioned if there is money slated for the roofs at the Putnam County Golf Course (Golf Course).

Deputy Commissioner Tully stated the HVAC system at the Golf Course is very outdated. He stated it will be looked at by the Article nine (9) consultant. He stated roof efficiency would be included.

Chairman Albano questioned if the County Office Building would also be looked at. He stated there were many leaks here.

Deputy Commissioner Tully stated it could be part of the Article nine (9) discussions.

Chairman Albano stated he would like Deputy Commissioner Tully to provide an update on Article nine (9) at the next Physical Services Committee meeting. He also requested an update on the LED Lighting project.

Deputy Commissioner Tully stated there have been improvements in the LED lighting technology. He suggested having a meeting with Chairman Albano at the Highway Department to go over the items for which he would like a formal update.

Item #10 – Adjournment

There being no further business at 6:50 p.m., Chairman Albano made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

Respectfully submitted by Administrative Assistant Ed Gordon.