

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

Wednesday

February 21, 2018

The meeting was called to order at 6:30 p.m. by Chairman Albano who requested that Legislator Nacerino 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/January 17, 2018

Chairman Albano stated the minutes were accepted as submitted.

Item #4 Approval/Inter-Municipal Agreement (IMA)/Town of Kent & Putnam County

Town of Kent Highway Superintendent Richard Othmer stated that the IMA was approved by the Town of Kent at their February Board meeting. He stated the County Law Department has been very helpful. He stated updating the IMA is line with Governor Cuomo's request that Counties work to utilize and implement IMAs. He stated the last IMA that was in place was done in 1972.

First Deputy County Attorney Andrew Negro stated the IMA is acceptable to the Town of Kent Attorney. He stated pursuant to Article 5G of the General Municipal Law Inter-Municipal Agreements must be approved by the Legislature. He stated this IMA is a salt sharing and equipment sharing agreement. He stated that the IMA does not include verbiage related to sharing any manpower. He stated it is memorializing what is already in effect.

Legislator Scuccimarra questioned if there are other towns that have an IMA with the County.

County Attorney Bumgarner stated there are. She stated the Law Department's Attorneys are currently updating several of them.

Chairman Albano made a motion to approve the Inter-Municipal Agreement (IMA)- Town of Kent & Putnam County; Seconded by Legislator Scuccimarra. All in favor.

Item #5- Approval/Lease Agreement/ 10 Fair Street Town of Carmel *(Temporarily Relocate Senior Center Facility at Donald B. Smith Campus to Knights of Columbus)*

Chairman Albano stated that he would be recusing himself from this matter because he is a member of the Knights of Columbus. He requested that Committee Member Legislator Scuccimarra facilitate this agenda item.

Legislator Scuccimarra requested that Director Office of Senior Resources Michael Cunningham speak to this request.

Director Office of Senior Resources Michael Cunningham stated that building #1 at the Donald B. Smith Campus will be getting a complete renovation. He stated in order for that to occur, the building must be vacant. He explained that the Administrative offices that are currently in building #1 will temporarily move to building #3, the garage space. He stated the plan is to move the Senior Program to the Knights of Columbus, temporarily.

Legislator Scuccimarra questioned how long will the renovation project take.

Director Office of Senior Resources Michael Cunningham stated the lease has been written for the Senior programs to relocate for 1 year. He stated the renovation will be done to increase the program space, which will require a lot of demolition, update the restrooms etc.

Legislator Scuccimarra questioned how many people attend the Senior programs on a given day.

Director Office of Senior Resources Michael Cunningham stated approximately 60 to 75 people. He stated the focus is to bring that number up to 99.

Legislator Nacerino stated that as it was discussed when evaluating the need for a Senior Center at the Butterfield site one out every four (4) adults in Putnam County is 60 years old and older. She stated the increase in the number of Seniors is certainly a reality.

Director Office of Senior Resources Michael Cunningham stated one of the key elements of this renovation is to increase the program space in that building. He stated the Knights of Columbus is going to serve very well as a temporary space.

Legislator Scuccimarra made a motion to approve and send to the Full Meeting Authorizing Lease Agreement County of Putnam with 6318 Associates, Inc (*Knights of Columbus*) 10 Fair Street Carmel, NY; Seconded by Legislator Nacerino. One Abstention Chairman Albano.

Item #6- Approval/Highway & Facilities/Use of Capital Reserve/County Facility Renovations – (CP-9 Generator Transfer Switch for Putnam County Jail)

Legislator Nacerino made a motion to Approve and move to the Audit & Administration meeting/ Highway & Facilities Use of Capital Reserve County Facility Renovations – Generator Transfer Switch for Putnam County Jail; Seconded by Legislator Scuccimarra. All in favor.

Item #7- Approval/Budgetary Amendment (18A010)/Resolution is required to adjust the budget for the receipt of the State and Municipal (SAM) Grant Award applied for pursuant to Resolution #186 of 2017-Drainage Improvements at Airport Park/Deputy Commissioner of Planning Fusco

Chairman Albano stated this is needed work that will not have a fiscal impact, the funding is coming from a Grant Award.

Chris Ruthven, Park Superintendent, stated that at the Airport Property there is a gully that runs down to Lake MacGregor, the work that will be done will correct that issue.

Chairman Albano made a motion to Approval/Budgetary Amendment (18A010)/Resolution is required to adjust the budget for the receipt of the State and Municipal (SAM) Grant Award applied for pursuant to Resolution #186 of 2017-Drainage Improvements at Airport Park/Deputy Commissioner of Planning Fusco; Seconded by Legislator Scuccimarra. All in favor.

Item #8 - Discussion/Future Plans for 34 Gleneida Avenue/County Executive Odell

Chairman Albano stated at the last Capital Projects meeting he requested a map of all of the County Properties. He stated that he is in favor of an effort to consolidate the County properties to a certain area. He stated it would result in more efficiency in terms of the maintenance work that is done day to day. He stated currently the facilities are spread throughout the County, which results in time spent in traveling versus doing actual work.

Legislator Scuccimarra stated in the memo from the County Executive one of the recommendations she offered for consideration was to work with the consortium of Putnam's substance abuse providers. She stated she believes it is a good proposal to have all of these vital services in one place. She stated she believes 34 Gleneida would be an ideal location for these services.

Legislator Nacerino stated the other two (2) proposals cited in the County Executive's memo were to sell the property or keep the property and put County offices in the space. She stated this will take a great deal of consideration. She stated there will be many factors to be considered. She stated she agrees that action needs to be determined and is happy that the discussion is beginning.

Legislator Sullivan stated that Legislator Nacerino brought up many good points. He stated that he would like to approach this from more of a businesslike approach. He stated that 34 Gleneida has been vacant for a few years and off the tax rolls. He stated

the County population is not growing. He stated he believes the County should be looking at consolidating its campuses and shrinking the number of buildings and overhead the County currently has. He stated he is much more in favor of looking into selling the property. He stated he would like the Legislature to find out the current market price for that property. He stated gathering that information does not commit the County in anyway, but it is valuable information in the review of this matter and the direction to take that would best serve the County and its residents. He stated he was in that building back when the IDA had offices there. He stated in his opinion the building would require significant investment of taxpayers money to get it usable. He stated that rather than invest into a building the County does not really need he would rather the Legislature look seriously at selling it.

Legislator Nacerino stated that is the responsibility of this body to look at all of the scenarios, do our due diligence to make sure that a well informed and good decision is made for the taxpayers. She stated it is not ADA compliant, which is an issue. She stated it may not be feasible to renovate it, but she supports looking at all of the options. She stated in the five (5) years she has been a Legislator this matter has never been discussed in a formal setting, this is the first time.

Legislator Jonke stated in his opinion right now the building has no value. He stated he believes consideration should be given to tearing the building down. He stated it is the entry way to the Court Facility. He stated that he believes the value is in the land of the property not the building. He stated again he believes the building should be knocked down. He stated it is his opinion that the building cannot be used as it is. He stated that he does not believe the cost to renovate would be worthwhile. He believes it would be better to start from scratch.

Chairman Albano stated that he would like to keep the property because it is part of the County campus. He stated that he would like to contact the Highway & Facilities Department to get a current status of the condition of the building. He stated that the heat is running in the building.

Legislator Sayegh stated one of the recommendations mentioned by the County Executive in her memo was the possibility of housing some non-profit organizations that would complement each other. She stated that she did look into this. She stated that she runs a not-for-profit, so this is near and dear to her. She stated that there are grants available under the title of Consolidated Services for non- profit organizations. She stated that in Dutchess County there is a facility that houses several non-profits and they share services, such as administration, office supplies, equipment; copiers,

printers etc. She stated then each non-profit pays the rent. She stated that she believes this is a viable option to look into. It allows non-profit organizations to work together, pool their resources and provide valuable and better services to our community. She stated there are grants and funding available, but they have to have a building to even apply for the grants.

Legislator Scuccimarra stated this would be a perfect showcase for those services. She agreed with Legislator Albano that the location of 34 Gleneida Avenue speaks to its value to the County, it is part of the County campus in the center of town.

Legislator Sullivan questioned if there is grant money that will buy the building.

Legislator Sayegh stated not that she is aware of. She stated however if her recommendation was the scenario that the county went with, there would be rent paid to the County.

Legislator Nacerino stated that she believes the concept that Legislator Sayegh has laid out, would serve the community well. She stated whether it is that space or another, she believes pooling the resources of knowledge experience and services together and in close proximity would be a smart and common sense way to approach this issue. She stated that she believes this is a conversation that should be had to make these valued services work best for the people of Putnam County.

Chairman Albano stated that he agrees that 34 Gleneida would be an ideal location for such services.

Bill Nulk, Member of the Putnam County Chamber of Commerce and IDA, stated that he believes using 34 Gleneida as a multi-purpose space is a great idea. He stated that he knows the IDA and perhaps the Chamber of Commerce would be interested in that space and may be able to help with some of the expenses that would be involved. He stated it will probably require significant financial investment. He stated firstly, it needs a lift of some sort to access the second floor. He stated the down stairs has ADA compliant restrooms. He stated that there is a good deal of usable office space in the building.

Chairman Albano requested that the clerk send a written request to Commissioner Pena requesting that he provide an update on what work would need to be done to use the space.

County Attorney Bumgarner stated that the County has code-compliance officers, who can provide that information. She stated that she will reach out to the real estate brokers the County works with and request that they provide a market analysis for sale and rent of 34 Gleneida.

Chairman Albano stated that would be valuable information to have in the evaluation of the best action to take in terms of said building.

Legislator Addonizio requested that a time be set up that all of the Legislators could tour the inside of the building.

Chairman Albano stated that he will look into that. He stated that the discussion has begun, and will continue on this matter.

Item #9 - Update/Lake Gleneida Maintenance/Highways & Facilities Commissioner Pena

Chris Ruthven, Park Superintendent, stated that the County has a Maintenance Agreement (M.A.) with the New York City DEP which allows lawn mowing and trimming of the shoreline. He stated that two (2) years ago the County cleared 600 feet of the shoreline. He stated part of the agreement allows the County to remove the invasive species and brush. He stated the County has been actively doing that for the past two (2) years. He stated since January 1, 2018 there has been 132 hours of work on the Lake Gleneida shoreline. He stated that most of the lower brush has been trimmed down to the 3 – 4 foot level, which is the height permitted from Route 301 to Church Street. He stated that the County will adhere to the strict guidelines that are in the M.A.

Chairman Albano requested the status with the boats that are on the shoreline currently. He stated that the row boats are obstacles to the lawn mowing and the permitted tree and brush trimming that is allowed.

Chris Ruthven, Park Superintendent, stated there is not a formalized plan as yet. He explained it has been discussed and agreed that boat stanchions are the proper way to store the row boats versus chaining them to trees. He stated that the location needs to be decided and there needs to be an environmentally friendly ramp that will allow the boats access on and off of the stanchion.

Chairman Albano stated that people have mentioned to him that they have noticed that there is work being done on the shore line and they are very happy to see that. He stated he believes it needs to be stated that the maintenance of the shoreline technically is not the County's responsibility, it is not County property. He explained the County has agreed to take on the work so that the Hamlet of Carmel looks beautiful.

Legislator Sullivan stated that some of the larger trees along the shoreline look as though they are dying. He questioned if the County could remove them.

Chris Ruthven, Park Superintendent, stated that he tags the trees he is concerned with in terms of the being unhealthy or dead. He stated he then contacts the DEC they come and visit and make the final determination if the tree can be removed or not. He stated in terms of some of the invasive species along areas of the Hudson River they are using a "matting method". He stated plastic is put on top of them to try to choke them out.

Bill Nulk, Member of the Putnam County Chamber of Commerce and IDA, questioned if the section that runs from Church Street south, towards Mahopac could be cleared. He stated it would open up the vista of the Hamlet of Carmel for the vehicular traffic coming from Mahopac into Carmel.

Chris Ruthven, Park Superintendent, stated the current County permit with the DEC allows for the County to maintain the area of the lakeshore from Route 301 to Church Street. He stated new discussions would need to begin to go any further.

Chairman Albano stated that he believes that should be done. He stated he agrees that the ultimate goal would be to see the lake in its entirety.

Item 10 - Update/ Capital Projects Report – Duly Noted

Chairman Albano made a motion to waive the Rules and accept the Other Business; Seconded by Legislator Scuccimarra. All in favor.

Item 11 - Other Business

- a. **Approval/Putnam County Park & Ride Transfer Program and the Croton Falls and Putnam Valley Commuter Shuttle/Transportation Manager Tamagna**

Chairman Albano stated that this is a Shuttle services that the constituents in the Legislative districts of Legislators Gouldman and Scuccimarra have been waiting for. He stated the projected date for the start of the Shuttle Service is April 2, 2018. He stated that this is similar to the Shuttle Service that runs in Mahopac. He stated that route pickups at the Temple in Mahopac and drives commuters to the Croton Falls Train Station. He stated there is no cost to the County. That is the case for this new Shuttle Service that will have a pickup point in Putnam Valley and transport commuters to the Peekskill Train Station. He stated that Legislator Gouldman was unable to attend tonight's meeting, but did ask that he express his support for this service. He questioned if County Attorney Bumgarner had any comments regarding this agreement.

County Attorney Bumgarner stated that this is the first she is seeing the document. She stated the supplemental agreement is attached. She stated it will come to her office for review. She stated once that is completed the County will enter into the agreement at which point the service will be able to commence.

Legislator Sayegh questioned if the pickup location will be the Putnam Valley Town Park.

Legislator Scuccimarra stated that is correct.

Legislator Nacerino made a motion to approve Putnam County Park & Ride Transfer Program and the Croton Falls and Putnam Valley Commuter Shuttle; Seconded by Legislator Scuccimarra. All in favor.

Item #11- Adjournment

There being no further business, at 7:10pm, Chairman Albano made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

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