

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

**Thursday**

**February 20, 2020**

**(Immediately Followed the 6:00PM Rules Comm. Mtg.)**

The meeting was called to order at 8:35p.m. by Chairman Albano who requested that Legislator Nacerino lead in the Pledge of Allegiance. Upon roll call, Legislators Gouldman, Nacerino and Chairman Albano were present.

**Item #3 – Approval/ Physical Services Meeting Minutes/Nov. 12<sup>th</sup>, Special Nov. 25 & Dec. 17, 2019**

Chairman Albano stated the minutes were accepted as submitted.

**Item #4 - Presentation/ Hudson Highlands Land Trust Manager of Natural Resources Nicole Wooten – Northern Putnam Greenway & Representative from NY – NJ Trail Conference Representative, Gary Haugland / Legislator Amy Sayegh (Presentation attached with Minutes)**

Chairman Albano welcomed Nicole Wooten of the Hudson Highlands Trust Manager of Natural Resources.

Nicole Wooten of the Hudson Highlands Trust Manager of Natural Resources stated the Hudson Highlands Land Trust (HHLT) is a not for profit that protects the natural resources, scenic views and rural character of the Hudson Highlands as well as the greater Highlands Regions, which Putnam County lies in. She stated that she would like to publicly thank Senior Environmental Planner & District Manager Lauri Taylor, who invited members of the HHLT to speak at the Soil and Water Conservation Meeting and for being a key participant in our New York Highlands network. She went through a brief presentation. She stated the presentation demonstrates how the Highlands Trail, a relatively new project, can support the Northern Putnam Greenway and bring the County's vision to fruition. She stated that she also wanted to mention NY-NJ Trail Conference Representative, Gary Haugland is with her to assist in addressing any questions. She stated that Putnam County began their focus on the Northern Putnam Greenway in the late 1980s- 1990s with a focus on sustaining agriculture, reinvigorating hamlets, villages and traditional commercial centers, protecting environmental resources, balancing open space and development and respecting Putnam's heritage. She stated the Highlands Trail was recently brought to the HHLT's attention as a way to support the Northern Putnam Greenway vision. She stated it is envisioned to be a four (4) State Trail (PA, NJ, NY, and CT). She stated the effort is

being led by the New York - New Jersey Trail Conference in close collaboration with non-profit organizations, state and local governments and local businesses. The trail is envisioned to be approximately 600 miles long. She stated the hope is to have this trail intersect with the Empire State Trail. She stated she welcomes any recommendations from the County as far as what they would like to be a focus as the project moves forward.

Chairman Albano stated he would like to thank Legislator Sayegh for bringing this forward. He questioned if this trail will intersect with the Bike Trail.

NY – NJ Trail Conference Representative, Gary Haugland stated the Empire State Trail will be paved from Brewster up to Hopewell Junction, therefore it will be in that part of Putnam. He stated it is currently being worked on. He stated the intent of the Empire State Trail is to connect Buffalo, Albany, New York City and extend north to the Canadian Border.

Nicole Wooten of the Hudson Highlands Trust Manager of Natural Resources stated the Hudson Highlands would overlap in some areas.

Legislator Sayegh stated as the Legislative Representative to the Soil and Water Board she was at the meeting when this presentation was given. She stated this is a very exciting project and there many different parts. She stated it will be maintained by volunteers.

Chairman Albano facilitated further discussion.

Legislator Montgomery thanked Nicole Wooten and Gary Haugland for attending that meeting and presenting all of this information. She stated that would also like to publicly thank the HHLT for all of the work that they do on many levels. She stated she will do anything she can to support this work and efforts.

Nicole Wooten of the Hudson Highlands Trust Manager of Natural Resources requested confirmation that her point person at the County level would continue to be Lauri Taylor.

Chairman Albano confirmed that is correct.

**Item #5 - Discussion/ Town of Kent with OIA Holding, LLC Tax Map Section 22, Block 1, Lot 23.2/ Hogan & Rossi Attorney At Law, Nancy Tagliafierro, Esq.**

Chairman Albano invited Jamie Spillane from Hogan & Rossi Attorneys at Law and Mr. Monteleone to speak to this item.

Attorney Spillane stated the Town of Kent has property on Route 52, where the Town's Recycling Center is located. She stated the property was obtained from the County and in that deed there is a reversionary clause. She stated the reversionary clause states if the property is not being used for a public benefit, it reverts back to the County. She stated that Mr. Monteleone is interested in purchasing property behind said property to do substantial development. She stated they would be subdividing the property for warehousing and manufacturing. She stated all of Mr. Monteleone's proposed businesses would bring tax revenue into the County as well as jobs. She stated the Town is interested in giving an easement to Mr. Monteleone, it is the property that is referred to as Ray Singer Court in order to have access to the back property. She stated in July 2018 there was a similar request for an easement, which was approved by the Full Legislature in August of 2018 (Resolution #191). She stated however the project fell through, therefore there was no longer the need for the easement.

Mr. Monteleone stated he would like to put 20 different lots, that will permit 20 different businesses to come in, for example small self-storage, a trucking company, a bus company, etc. He stated the rough projection of tax revenue is \$800,000 - \$1 million. He stated it is all industrial. He stated they would have a private road, which he would maintain. He stated he submitted a preliminary plan to the Town of Kent approximately one (1) year ago. He stated he needs the approval of the easement in order to move forward.

Attorney Spillane stated for clarification after the easement approval, the developer would still have to go through the Town of Kent approval processes.

Legislator Nacerino questioned if this is similar to the Industrial Park Mr. Monteleone built in the Town of Patterson.

Mr. Monteleone stated it is similar, but the one in the Town of Kent would be larger.

Chairman Albano stated the last proposal gave consideration to the Recycling Center.

Mr. Monteleone stated he wants to make sure that everyone is on board, including the Recycling Center before anymore money is spent.

Chairman Albano stated controlled growth is the key, because sales tax means a lot. He stated good clean business in the right area makes sense. He stated this sounds promising.

Legislator Jonke stated before the Legislature proceeds with this request, he would like a copy of the site plan to be provided to the Legislature. He stated the estimation of sales taxes was mentioned, which he prepared, in his former position as Town of Kent Assessor. He stated he would like everyone to be brought up to speed. He stated also he believes the Legislature needs

to hear from the Recycling Center representatives. He stated the past potential developer walked away because what he saw was a long process to get through the planning process at the Town of Kent. He stated he would suggest the Town of Kent do something to expedite their process.

Attorney Spillane stated Mr. Monteleone would be treated the same as every applicant. She stated there is not a site plan application pending at this point in time. She stated Mr. Monteleone made his initial presentation, but without confirmation that he will be able to get the easement, it is not financially beneficial for him to put out more funds.

Legislator Addonizio questioned if Mr. Monteleone's proposal has been brought to a Town of Kent Board Meeting.

Attorney Spillane stated it has not, it has only been discussed at workshops.

Legislator Addonizio clarified that they are coming to the County first.

Attorney Spillane stated with regards to the easement issue, yes.

Mr. Monteleone stated without the easement he has nothing.

Legislator Jonke questioned in Attorney Spillane is representing the Town of Kent.

Attorney Spillane stated that is correct.

Legislator Jonke stated the fact that Attorney Spillane is here, he believes the Town of Kent Board Members must have come to some kind of consensus that they want this project to move forward.

Attorney Spillane stated that is correct.

First Deputy County Attorney Negro stated he believes the Town Attorney is here because the Town is willing to grant an easement across their property in order to gain access for this project. He stated for clarification, what is being asked of the County is for the County to provide a waiver to the Town of Kent of its reversionary interest rights so the Town can grant the easement.

Howard Carpenter of the Town of Kent Recycling Commission (RC) stated at the first meeting in which the Recycling Commission Members (RCM) were invited to there were 13 parcels being proposed, that has now been increased to 20 parcels. The RC was developed in 1991 and

it is run and maintained by volunteers, everything at the RC has been done without taxpayer dollars. He stated the RC paid \$120,000 to build the driveway.

Mr. Monteleone stated for clarity that he would pay to widen and maintain the driveway.

Chairman Albano stated the Legislature respects what the RC does for the community. He stated at this point the Legislature needs to get more details on this proposal. He stated it was stated by Attorney Spillane that the Town is receptive to this proposal. He stated his hope is that a plan can be agreed upon that all parties will be in favor of.

Susan Kotzur Resident of Town of Kent and RCM stated for clarification the RCMs were invited to an executive session and were not permitted to speak. She stated this is the first that she is hearing of 20- 21 lots, initially she heard 13. She stated that means there would be 20 or 21 businesses that would be sharing this one roadway. She stated the RC is opened on Wednesdays and Saturdays. She stated this proposal needs to be considered very carefully.

Howard Carpenter RCM stated that there are times when there is a line of traffic waiting to get into the RC on Saturdays, he does not see how this would work.

Chairman Albano stated that there would need to be public hearings held by the Town of Kent. He stated the RCM should put in writing all of their questions and concerns so they can be addressed.

Attorney Spillane stated any Town approvals will have to go through the full Town Board Approval process, including a Public Hearing. She stated before any easement is granted it would be subject to a permissive referendum, there would be notice of everything prior to any actual approvals being granted.

Susan Kotzur Resident of Town of Kent and RCM stated they were not even notified of this meeting. She stated that they happened to find out.

Chairman Albano stated this is on for discussion this evening. He stated again that he would like to receive a documented list of questions and concerns from the RCM.

Howard Carpenter RCM stated his appreciation to Chairman Albano. He stated they work to maintain the morale of the volunteers. He stated he despises any attempt to break that down.

Chairman Albano stated he understands that, and the Legislature appreciates everything that the RCM do.

Kathy Doherty, resident of Legislative District #5, stated she understands this is a Town issue. She stated that there has been only one (1) executive session. In the years' time in which she has been attending the Town Board Meetings and the Planning Board Meetings there has been no mention of this project; the residents have no idea about this proposed project. She stated that she is shocked to see Attorney Spillane here tonight. She stated it seemed as though Attorney Spillane is representing Mr. Monteleone, however she stated that she is representing the Town of Kent. She stated she is disgusted with the lack of information.

Attorney Spillane stated the applicant has said to the Town that he cannot afford to put anymore funding into this until he is confident that the Legislature will make the necessary approvals. She stated to it is still at the preliminary stage.

Kathy Doherty, resident of Legislative District #5, stated when the previous business owner was interested, the meetings were on tape and the discussions were at meetings not behind the scenes.

Mr. Monteleone stated there is nothing behind the scenes, he requested this meeting because he wants to know if there will be an easement. He stated if he does not have the easement, he will do nothing further.

Chairman Albano stated they are receptive and if it is good commercial growth, it makes sense and the Town is in favor.

Kathy Doherty, resident of Legislative District #5, stated in addition to the Town Board the residents need to be in favor of it.

Chairman Albano stated there is more information to come forward, but it is good that the County has an idea of what is being considered.

Legislator Nacerino stated she understands why Mr. Monteleone requested wanted this meeting, as he stated without the easements the entire project is moot.

Kathy Doherty, resident of Legislative District #5, stated she understands that. She stated she takes issue with the fact that the residents had no knowledge of this.

Legislator Nacerino stated that falls on the onus of the members of the Town of Kent.

Chairman Albano stated this was a good discussion and looks forward to receiving further details on this proposal.

**Item #6 - Discussion/Approval/ Memorialization of NY State Legislation to make Commercial PACE Financing Available for New Construction/ Sarah Smiley Director of Member Services EIC PACE**

Chairman Albano stated in August of 2019 the County approved the “Energize NY Open C-Pace Financing Program” (Resolution #183). He stated that the Legislature has been contacted to support the expansion of their program to include new construction. He stated he is in favor of this expansion.

Legislator Montgomery stated this is another item that we could get 5 points towards the Climate Smart Community.

Chairman Albano made a motion to approve the Memorialization of NY State Legislation to make Commercial PACE Financing Available for New Construction; Seconded by Legislator Nacerino. All in favor.

Chairman Albano stated that he will forward this to Lauri Taylor who is the Climate Smart Coordinator.

**Item #7 - Approval/ Putnam County Veteran’s Residence Lease Room #8/ First Deputy County Attorney Andrew Negro**

First Deputy County Attorney Negro explained that the one (1) 1 year lease period at the Putnam County Veteran’s Residence runs from August 1<sup>st</sup> to July 31<sup>st</sup> of the following year. He stated with that said, the proposed lease this evening is for six (6) months set to expire July 31<sup>st</sup> and then it would be renewed with the other Leases on August 1<sup>st</sup>.

Chair Albano made a motion to approve Putnam County Veteran’s Residence Lease Room #8; Seconded by Legislator Nacerino. All in favor.

**Item #8 - Approval/ Appointment – Agricultural Board: Colin Wright/ Senior Environmental Planner, District Manager and Climate Smart Coordinator Lauri Taylor**

Chairman Albano made a motion to approve Appointment – Agricultural Board: Colin Wright; Seconded by Legislator Nacerino. All in favor.

**Item #9- Approval/ Re-Appointment – Agricultural Board: Brian Bergen & Dave Vickery/ Senior Environmental Planner, District Manager and Climate Smart Coordinator Lauri Taylor**

Legislator Nacerino made a motion to approve Re-Appointment – Agricultural Board: Brian Bergen & Dave Vickery; Seconded by Chairman Albano. All in favor.

**Item #10 - Approval/ Consolidated Grant Funding Pursuant to 49 United States Code, Section 5311 Federal Fiscal Years (FFYs) 2019 and 2020/ Commissioner, Planning, Development and Public Transportation Sandra Fusco**

Commissioner, Planning Development and Public Transportation Sandra Fusco stated 5311 is a Federal Transit Administration (FTA) Section and provides funding for operating expenses. She stated it is the only FTA funding source that can be spent on operation expenses. She stated all of the other FTA funding sources can only be spent on Capital expenses or projects. She stated the application is for two (2) years of funding, of which the County would receive \$94,000 each year for operating expenses related to PART (*Putnam Area Rapid Transit*) III which runs through the only designated rural section of the County's PART Bus Routes.

Chairman Albano made a motion to approve Consolidated Grant Funding Pursuant to 49 United States Code, Section 5311 Federal Fiscal Years (FFYs) 2019 and 2020; Seconded by Legislator Nacerino. All in favor.

**Item #11- Approval/ NYS Department of Transportation Modernization and Enhancement Program (MEP) Funding Grant/ Commissioner, Planning, Development and Public Transportation Sandra Fusco**

Commissioner Fusco stated there is no matching funds component to this grant. She stated so if the project cost is exactly what the County receives from the State, there will be no cost to the County. She stated the County is seeking \$137,909 for the costs associated with the rehabilitation of the Putnam County Transit Facility.

Kathleen Foley, resident of District #1, stated there is a lack of public transportation on the west side of the County. She stated all they have is the Trolley. She stated and all of the public services are on this side of the County. She stated she knows families in her community who struggle with getting family members over to the offices that offer addiction treatment and to get to meetings with their Probation Officers. She stated she would like to see the County's comprehensive public transportation plan. She stated it is her opinion that the public transportation in the County is very limited. She questioned if there is a comprehensive plan and if it is used in the application of all grants.

Commissioner Fusco stated the County is not working from a comprehensive plan. She explained that each funding source has a specific requirement in order to be eligible. She stated as an example the 5311 is only eligible to a rural area. She stated "rural area" is by definition of what the FTA deems a rural area. She stated the small section of Patterson has been deemed a rural area, which made the Putnam County eligible to make the application of the 5311 for Federal Fiscal Years (FFYs) 2019- 2020 grant.

Kathleen Foley, resident of District #1, questioned what drives the establishment of Public Transportation goals if there is no comprehensive plan.

Commissioner Fusco explained that funding is very limited to what the County can do. She stated that there have been different things attempted in terms of offering Transportation Services on the western side of the County. She stated most recently was the Putnam Valley Shuttle, which provided transportation from Putnam Valley to the Peekskill Train Station. She stated it cost \$130,000, and there was a ridership of two (2) people. She stated the State, who was a partner with the County to provide the funds, determined it would not be wise to continue.

Kathleen Foley, resident of District #1, stated she believes there is a need for Public Transportation on the western side of the County. She stated she does not believe it is documented in a way that would drive comprehensive thinking.

Commissioner Fusco stated that she lives in Putnam Valley and she is well aware of the need as is the Administration. She stated there is a lot that goes into the development of transportation routes. She stated years ago there was a PART Bus route on the western side of the County, which was eliminated six (6) months after it began because there was no ridership.

Kathleen Foley, resident of District 1#, stated that she believes times have changed and there is a greater need for public transportation, and it is worth exploring.

Legislator Nacerino stated those challenges are faced all over Putnam County. She stated that she believes that is part of the reason the millennials are not returning to Putnam.

Chairman Albano made a motion to approve NYS Department of Transportation Modernization and Enhancement Program (MEP) Funding Grant; Seconded by Legislator Nacerino. All in favor.

**Item #12 - Approval/ Fund Transfer (20T036)/ To Allocate Cost of Vehicle Leasing – Enterprise Fleet Management Lease Agreement/ Deputy Commissioner of Finance Anita Gilbert**

Chairman Albano stated this was discussed during the budget process.

Legislator Nacerino stated it is a pilot program to see if the cost of leasing vehicles versus purchasing and maintaining them is more cost effective to do.

Chairman Albano stated that he believes this is a good concept. He stated if it works out well in the future he hopes to see electric vehicles leased.

Chairman Albano made a motion to Approve/ Fund Transfer (20T036)/ To Allocate Cost of Vehicle Leasing – Enterprise Fleet Management Lease Agreement; Seconded by Legislator Nacerino. All in favor.

**Item #13 - Approval/ SEQRA Determination/ Bond - Acquisition of Various Highway Equipment for the Department of Highways and Facilities/ Commissioner, Planning, Development and Public Transportation Sandra Fusco**

Deputy Commissioner Tully stated the SEQRA Resolution was prepared by the County’s Planning Department. He explained this SEQRA goes with the next item on the agenda #14 consideration of the Bond.

Chairman Albano made a motion to approve SEQRA Determination/ Bond - Acquisition of Various Highway Equipment for the Department of Highways and Facilities; Seconded by Legislator Gouldman. All in favor.

**Item #14 - Approval/ Bond -Highway Vehicles and Equipment/ Finance Commissioner William Carlin**

**a. FYI/ 2020 Equipment Replacement/ Deputy Commissioner Highways and Facilities John Tully**

Legislator Nacerino made a motion to Approve Bond -Highway Vehicles and Equipment; Seconded by Chairman Albano. All in favor.

Legislator Montgomery requested that a copy of the Equipment Replacement Schedule.

Commissioner Pena and Deputy Commissioner Tully confirmed they will provide a copy of requested schedule.

Legislator Montgomery questioned why the County is bonding for replacement vehicles and not budgeting for replacement vehicles.

Deputy Commissioner Tully state they do not propose the procurement – the funding source. He stated the Commissioner of Finance recommends the approach that is appropriate to provide the funds to meeting the County’s needs.

**Item #15 - Approval/ SEQRA Determination/ Bond – Resurfacing of Various County Highways and Parking in Putnam County/ Commissioner, Planning, Development and Public Transportation Sandra Fusco**

Commissioner Pena stated that all the conditions and assessments are done through the Cornell Local Roads Program methodology. He stated they determine which roads are in the most need throughout the County and distribute the funds accordingly. He stated they have not finalized the list.

Legislator Gouldman requested a copy of the finalized list once it is available.

Commissioner Pena confirmed a finalized list will be sent to the Legislature.

Deputy Commissioner Tully stated that there was a tentative list of roads sent to the Legislature, it is backup to item #16a.

Legislator Montgomery stated the same concern as above. She stated she believes this type of action the County should budget for.

Deputy Commissioner Tully provided a broad overview of the Cornell methodology. He stated there is a very specific process and evaluation to maintain the roadways throughout the County.

Chairman Albano stated that Legislator Montgomery's questions pertaining to how and why the County is opting to Bond for different actions and purchases should be presented to Commissioner of Finance William Carlin.

Legislator Castellano stated that is correct, Commissioner Carlin is the correct person to answer those questions. He stated that Commissioner Carlin has addressed these questions in the past.

Chairman Albano made a motion to approve SEQRA Determination/ Bond – Resurfacing of Various County Highways and Parking in Putnam County; Seconded by Legislator Nacerino. All in favor.

**Item #16 - Approval/ Bond – For Highway Improvements/ Finance Commissioner William Carlin**

- a. FYI/ Proposed Work For 2020 – 2021/ Deputy Commissioner Highways and Facilities John Tully- Duly Noted**

Chairman Albano made a motion to approve Bond – For Highway Improvements; Seconded by Legislator Nacerino. All in favor.

**Item #17 - Approval/ Capital Project (20CP01) – Uniform Access Control System for County Facilities: Board of Elections, Donald B. Smith Campus Building 3, The Kern Building including Department of Motor Vehicles, Putnam Valley Senior Center and William Koehler Senior Center/ Assistant Supervisor of Planning & Design Alexis Hawley**

Deputy Commissioner Tully stated that the request is to fund the effort to complete the Uniformed Access Control System for County Facilities project that the Legislature appropriated funds for in 2018.

Chairman Albano made a motion to approve Capital Project (20CP01) – Uniform Access Control System for County Facilities: Board of Elections, Donald B. Smith Campus Building 3, The Kern Building including Department of Motor Vehicles, Putnam Valley Senior Center and William Koehler Senior Center; Seconded by Legislator Nacerino. All in favor.

**Item #18 - Approval/ Capital Projects (20CP02) – Equipment Purchase: Manlift (Facilities Division), Farm Plow (Tilly Foster Farm), Mower for Tractor (Parks Division/ Bikepath Maintenance), Scag Mower (Parks Division)/ Assistant Supervisor of Planning & Design Alexis Hawley**

Erin Crowley, resident, communicated her confusion about the businesses at the County Property Tilly Foster Farm.

First Deputy county Attorney Negro provided clarification and stated that Ms. Crowley had some outdated and incorrect information in terms of a businesses at the County’s said property. He stated the lease she was referring to was terminated several years ago. He stated there currently it a lease agreement with Putnam Northern Westchester BOCES and a Management agreement with Homestyle Caterers. He sated the rest of the Tilly Foster Farm is operated through the County’s Facilities and Parks Department.

Kathleen Foley, resident, stated that the costs for these projects should be enumerated on the paperwork. She stated she understands, after listening to the discussion this evening of what is being done. She stated that she believes the calculation and totals should be included on the paperwork.

Chairman Albano made a motion to approve Approval/ Capital Projects (20CP02) – Equipment Purchase: Manlift (Facilities Division), Farm Plow (Tilly Foster Farm), Mower for Tractor (Parks Division/ Bikepath Maintenance), Scag Mower (Parks Division); Seconded by Legislator Nacerino. All in favor.

**Item #19 - Approval/ Eminent Domain Acquisitions/ Peekskill Hollow Road (CR 21) Improvement Project – PIN #8757.48/ Commissioner of Highways and Facilities Fred Pena**

Commissioner Pena introduced Zen Wojcik, the Program Manager for the Peekskill Hollow Road project. He stated they are doing final property acquisitions. He stated there are small slivers of property that are needed to do the drainage improvement and shoulder work. He stated the owners of the property have been contacted, and offers have been made, in accordance with Federal Guidelines. He stated that was done with all the properties. He stated that there are four (4) properties they were unable to do that with.

Henry Lopez, Putnam Valley resident, questioned if the acquisition of property process will delay the project at all.

Commissioner Pena stated no. He stated the County was given approval to pursue the properties and continue final design and package preparation. He stated they believe this process will be timely and will not interfere any of the construction schedules.

Program Manager Wojcik had brought a poster with some of the plans of the project, specific to this request for Eminent Domain Acquisition. He provided some broad details and addressed some questions. He stated there are four (4) properties that an agreement between the property owner and County cannot agree on a price of: Tax Map Parcels 83.20-1-26, 84-1-27, 91.8-1-26 and 91.27-1-4.

Legislator Gouldman stated we have not seen these plans and requested that copies of the plans Program Manager Wojcik is using be sent to the Legislature.

Commissioner Pena stated these plans have gone through the appropriate Public Hearings over the years.

Legislator Montgomery stated that the Town Supervisor was not aware that properties were going to be taken over by eminent domain. She stated she would like the County to do a better job communicating with our Town Leaders.

Legislator Gouldman questioned if there is any way to proceed without the County proceeding with the Eminent Domain.

Commissioner Pena stated that they have exhausted all options, and there is no other way.

First Deputy County Attorney Negro stated for clarification, out of the four (4) small parcels, 3 of them are “Temporary Easements”.

Program Manager Wojcik confirmed that is correct.

First Deputy County Attorney Negro stated when the work is done, the interest of the County goes away. He stated this action is procedural to get the work started. He stated only one (1) of the parcels, is a “fee taking”, which means the County will acquire an ownership interest. He concluded by stating the County gave an extensive effort to acquire these properties. He stated this is necessary in order for this project to move forward.

Legislator Montgomery stated she and Legislator Gouldman will be addressing this matter at the Putnam Valley Town Board meetings over and over again. She requested this all be condensed to one page and in layman terms as these questions will be raised by their constituents. She stated that would be greatly appreciated.

Commissioner Pena stated they welcome any Legislators who would like to come to his office to see the drawings in a full size.

Legislator Gouldman requested a smaller version be supplied to the Legislature.

Program Manager Wojcik confirmed he will email them.

Chairman Albano made a motion to approve Approval/ Eminent Domain Acquisitions/ Peekskill Hollow Road (CR 21) Improvement Project – PIN #8757.48; Seconded by Legislator Nacerino. All in favor.

**Item #20 - Discussion/ Peekskill Hollow Road Project Update/ Legislator William Gouldman**

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

Legislator Gouldman stated a constituent, Henry Lopez, is present this evening. He stated that Mr. Lopez submitted the photo, just accepted as the additional item to this discussion. He explained the photo was taken from the viewpoint of standing in front of the Putnam Valley Post Office looking directly across the street. He stated the request is that a pedestrian cross walk be put at this area.

Commissioner Pena stated that he is aware of the desire to put a cross walk at this site. He stated it will be brought to the design team.

Program Manager Wojcik stated he will discuss this with the NYS Department of Transportation (DOT). He explained the DOT has safety regulations as to where crosswalks can be. He stated the site being considered is close to a signalized intersection.

Henry Lopez, resident, stated he is a resident of the area for the past 20 years. He stated the traffic pattern has changed and the vehicular traffic has increased in Putnam Valley. He stated that he is requesting it be considered between 12 Peekskill Hollow Road and 11 in the Oregon Business District.

Commissioner Pena stated that they recognize the increase in the vehicular and pedestrian traffic. He stated this project will bring quite a bit of improved safety. He stated it has been a long desire to improve the intersection of Oscawana Lake Road and Peekskill Hollow Road, this project will achieve that.

Legislator Gouldman questioned the poles that will be removed as part of this project. He stated the Town is planning an initiative beginning, he believes with Memorial Day, of hanging 58 military banners hung on the poles. He requested a copy of the plan affecting the poles.

Commissioner Pena stated he will get that information to Legislator Gouldman.

Legislator Gouldman questioned how far up Oscawana Lake Road is this project going.

Program Manager Wojcik stated it is going past the building that looks like a barn.

Legislator Gouldman questioned how far will it go on Peekskill Hollow Road.

Program Manager Wojcik stated it is going from Oscawana Lake Road to just short of Church Road in the Adams Corners area, approximately 200 feet short.

Legislator Gouldman questioned if there will be any lanes added.

Program Manager Wojcik stated there will be turning lanes added at the intersection and the High School will have a turning Lane with a flashing light in front of it. He explained at Oscawana Lake Road it will be widened on the bridge so there can be turning lanes going onto Peekskill Hollow.

Legislator Gouldman stated the Town of Putnam Valley Supervisor Sam Oliverio and Town Board members Jackie Annabi and Lou Luongo were unable to attend this meeting. He stated there was a discussion last night at the Town Board Meeting regarding this project. He read an

email that Councilwoman Annabi sent to him. The summary of the email message was a request to confirm there will not be an additional turning lane at Oregon Corners.

Commissioner Pena stated that has been part of the program from the very beginning. He stated based on the congestion and traffic projection the intersection improvements require these changes. He explained a through lane will not increase the volume capacity except at the intersection, at which point there will be a better through put.

Program Manager Wojcik stated when the design report was made and submitted to the DOT it included justification supporting the requested improvements. He stated after the DOT's review it was approved.

Legislator Gouldman questioned Legislative Counsel as to whether there is anything that can be done.

Legislative Counsel Firriolo stated that if it is part of the DOT Study, he does not believe any action can be done at this point.

Legislator Gouldman stated there was another correspondence that Councilwoman Annabi sent expressing the Town's concern. He stated there is concern with this project affecting the current weight restriction on Peekskill Hollow Road, which is a 10-ton limit, the residents in the area of said roadway want that weight restriction to remain. He stated also they do not want any of the work to undermine the Historical Designation of said roadway. He stated that many of his constituents have contacted him with their concerns about these same issues.

Commissioner Pena stated the two (2) issues are separate: the weight limit and the improvement of the roadway. He stated the improvements have been reviewed and discussed way before he joined the County. He stated the plans, over the years, have been modified and supported by the residents and Legislature. He stated they are finally at the phase to get the project moving. He stated the main goals of the road work: improve drainage and address some issues on tight curves.

#### **Item #21 - Update/ Current Projects at Tilly Foster Farm/ Legislator Nacerino**

Legislator Nacerino stated that she and Legislator Sayegh are the representatives to the Soil & Water Board. She stated that there was discussion at the November and the January meetings of said board regarding the performance measures for the Storm Water Project at Tilly Foster Farm. She stated there was discussion about the Creamery that will be coming to Tilly Foster Farm. She stated she had not heard anything about a Creamery coming to the Tilly Foster Farm nor had Legislator Sayegh. She stated that is why she requested this matter be placed on this agenda, so we can learn more about this and any other projects actions that may be transpiring.

Commissioner Pena stated the existing structure was originally a milking farm. He stated the building is where they used to bottle the milk. He stated the members of the County Team who work at that site call that area the “Creamery”. He clarified there is no coffee shop going in yet.

Legislator Nacerino requested that Commissioner Pena offer clarification. She stated in the discussion at the Soil and Water meeting and their minutes the reference was as store name a “Taste of Putnam” that would be on the Tilly Foster property.

Commissioner Pena stated that they have been active at the Tilly Foster Farm since 2014. He provided a brief overview of the work that has been done. He stated that they are at the point where the two barn areas, the space in between the barns and the site manager’s office. He stated they have been asked to create a three (3) season multi-use space in the upper level of the barn. He continued with an overview of the current site and what is being studied and considered.

General Manager Michael McCall stated in 2019 there were about 17 events held in the barn, he stated already there are 18 events booked in 2020. He stated they are renting a trailer of restrooms, which are expensive. He stated Commissioner Pena and his team are looking into a solution to that.

Legislator Nacerino questioned what is the “Taste of Putnam County”.

Commissioner Pena it was discussed since for some time about bringing a Visitors Center to the Tilly Forster Farm property. He stated moving a concept to construction will take some time. He stated currently they are studying the actual structure and determine an approach to make this happen. He stated once they have some recommendations, they will be brought to the County Executive and the Legislature.

General Manager McCall stated the two possible locations being considered as of now are the Creamery and the Site Manager’s Office.

Legislator Nacerino stated that if this is all conceptual at this time, how is the County moving forward with performance measures for signage. She read a passage from a Soil and Water meeting.

Commissioner Pena stated that there was action that had to be taken on the Tilly Foster Farm Property that combined the Soil and Water objectives and the East of Hudson and were able to finance a Water and Quality Project, which was installed and started last year. He stated part of that is also to introduce some additional habitat. Such as bird and bat habitats. He stated the aquatic life in the pond was reintroduced. He stated the subject of discussions that Legislator

Nacerino has referenced are related to work that was already in motion. He stated signage is being discussed. He stated there is a need for specific signs so that when visitors drive/walk onto the property they can find the “Lodge”, “Parking” etc.

General Manager McCall stated the BOCES Construction School, which is in Building #8 made some signs for use on the property.

Commissioner Pena provided information to provide further clarification of the discussion had at the Soil and Water Meeting.

Chairman Albano stated this was an informative discussion. He stated the members of the Legislature look forward to seeing the sketches and ideas of what is being considered for this County property. He stated he would also like to receive an update on the revenue generated by the opening of the Barn.

General Manager McCall stated he did discuss with Commissioner of Finance Carlin that he will plan to come to the Audit & Administration Meeting in March and provide a financial update. He stated off the top of his head the Barn generated approximately \$35,000 in December 2019. He stated they are however facing the costs being expended on renting restrooms, propane heaters, etc.

Commissioner Pena stated also the plan has always been to make the Tilly Foster Farm more functional and introduce more usable space. He stated which will bring more activity. He stated there is much to still evaluate and consider.

Legislator Montgomery stated that she has requested of the Administration, but never received a copy of the costs and revenues of the events hosted at the Tilly Foster Farm. She questioned how much the County has put into Tilly Foster Farm since 2014 in capital improvements. She questioned how many years the County is willing to continue to put money into Tilly Foster Farm and not make the money back. She stated the County struggles to fund public safety positions, line items in the budget related to public safety. She stated that tonight \$13,000 was approved for the Arts Council. She stated these are organizations that generate sales tax dollars and bring people together. She stated she believes this is where the County’s money should be spent. She stated she does not believe the County can afford Tilly Foster Farm, based on what she has seen the County struggle to fund. She stated she has seen no revenue from the Farm, and believes it takes money and customers away from other businesses, such as Smalley’s that just announced they are closing.

Chairman Albano stated the Legislature will look at the facts when General Manager McCall presents the financials. He stated he sees no value in making negative statements that are not

documented or correct. He stated he knows the owners of Smalley's and their reason for closing is unrelated to Tilly Foster Farm.

Legislator Montgomery stated there was discussion tonight that it is unfair for certain business to run when they are not documented properly. She stated the County is allowed be allowed to run businesses with no regulations, no required permits or approvals, that other private business owners need to deal with.

Chairman Albano stated that is not accurate information. He stated there are requirements that the County has to adhere to and the County works with the County Law Department and all of the requirements the County must adhere to are met.

Commissioner Pena stated it may be beneficial to remind everyone that in 2014 The Tilly Foster Farm was a dilapidated property. He stated the history of said property and the County goes back further to a time when the County, under a different Administration, made the decision to purchase the property to preserve open space and green space and make connections for people to use parkland. That purchase occurred in 2002 with funding from East of Hudson, Water Quality. He stated it came with the requirement for the County to execute a conservation easement. He stated the land is permanently preserved for green space. He stated in 2014 a mission statement was created for this Putnam County Property. He stated in summary it was agreed that the mission for the property/ facility should be to foster financial, environmental, social and historical stewardship through a variety of programs, offerings via private and public partnership. He stated in terms of the finances, the County looks to the Department of Environmental Conservation (DEC), Soil and Water, and East of Hudson for funding specifically dedicated to water quality, septic repairs, etc. He stated while there has been taxpayer dollars invested, the County has also found available funds that are to be used for this type of purpose. He stated for the record a large portion of money spent on this project are from State and Federal funding sources.

Legislator Nacerino stated to Legislator Montgomery's point she agrees the Legislators do not see the financials readily enough. She stated that she is in support of this idea and efforts. She stated the assets are being maximized and it is a gem, in her opinion. She stated it gives the residents a lovely place to go and visit and it does attract visitors as well.

Commissioner Pena stated that they will work on improving the communication of that information to the Legislature. He stated he and his team begin each workday in a meeting laying out the plan to improve and move forward the condition of Putnam County. He provided a highlight of what was done at the Tilly Foster Farm in 2019: opened additional farmland for vegetables and fruits, installed irrigation tank, there is a pending engineering project based on solar – geo thermal greenhouse, improved the water quality in the pond, building restoration,

horse turnout shed, landscaping with a waterfall and pond, some signage has been added, improved a horse rink, installed parking light lighting and there was promotion venue meetings. He stated members of the Cold Spring Chamber of Commerce came to the Lodge and had a tour. He stated Director of Tourism Tracey Walsh could provide details to that, etc.

Chairman Albano facilitated further discussion on this matter.

Chairman Albano made a motion to waive the Rules to go past 11:00PM; Seconded by Legislator Nacerino. All in favor.

Kathleen Foley, resident, stated discussions such as this could be so much easier to stomach if the dollars were made available. She expressed her opinion on not seeing running the farm as an essential county service.

Legislator Jonke stated if he were on the Legislature when this property was acquired in 2002, he would not have supported. He stated however the County does own this property and is confronted to make the best use of this property. He stated it is not about generating revenue. He stated that would be great to generate revenue.

General Manager McCall stated he addressed the Legislature, he believes it was in October 2019, and presented at the Audit and Administration meeting the financials for the restaurant and barn combined as well as the financials for the Putnam Golf Course. He stated that there was a profit generated from the business at the Barn and the Restaurant at Tilly Foster of approximately, \$100,000 and there is revenue generated from the rent on the site.

Chairman Albano thanked everyone for their input.

**Item #22 - Update/ Ongoing Maintenance of the Shoreline of Lake Gleneida/ Chairman Physical Services Carl Albano**

Commissioner Pena stated that they have had very positive meetings with the Department Environmental Protection (DEP) regarding permits so that the shoreline of Lake Gleneida can be maintained. He stated there was discussion about mowing the buffer twice a year with DEP staff being available when that action is done. He stated three (3) to four (4) feet was agreed to. He stated they discussed vine removal and hazard tree removal and tree trimmings. He stated the consolidation of rowboat storage has been discussed, and still needs to be solidified. He stated they want a stabilization of the parking area across from the Reed Library, making it more available to the folks who come to fish. He stated the area across from the Reed Library to the Whipple House the DEP has agreed to bring in their tree crews and work with the County and municipalities to clean up that area.

Chairman Albano questioned the projected start time is.

Commissioner Pena stated they are trying to get it going before it gets too thick.

**Item #23 - Other Business - None**

**Item #24 - Adjournment**

There being no further business at 11:05PM Chairman Albano made a motion to adjourn;  
Seconded by Legislator Nacerino. All in favor.

Respectfully submitted by Deputy Clerk Diane Trabulsy.