

THE PUTNAM COUNTY LEGISLATURE

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Toni E. Addonizio *Chairwoman*
Neal L. Sullivan *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
Toni E. Addonizio	Dist. 3
Ginny Nacerino	Dist. 4
Carl L. Albano	Dist. 5
Paul E. Jonke	Dist. 6
Joseph Castellano	Dist. 7
Amy E. Sayegh	Dist. 8
Neal L. Sullivan	Dist. 9

AGENDA
PHYSICAL SERVICES COMMITTEE
TO BE HELD VIA AUDIO WEBINAR
PURSUANT TO TEMPORARY EMERGENCY ORDERS
(Chairman Albano, Legislators Gouldman & Nacerino)

Tuesday 6:00PM **July 21, 2020**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval/ Physical Services Meeting Minutes/ June 22, 2020**
4. **Discussion/ Approval/ 2020 Agricultural Inclusion Recommendations – Pro Brothers Farm, Town of Southeast/ Putnam County Agriculture & Farmland Protection Board, Liaison Lauri Taylor (Tabled from July 1, 2020 Full Meeting)**
5. **Approval/ Sale of County Owned Property, 20 Fair Street, Carmel, NY (TM# 44.18-1-17) (“White House”)/ First Deputy County Attorney Andrew Negro**
6. **Approval/ Lease Agreement/ Building #2 at Tilly Foster Farm/ First Deputy County Attorney Andrew Negro**
7. **Update/ Article 9 Work Throughout County Facilities/ Chairman of Physical Carl Albano**
8. **Update/ Maintenance of Putnam County Building - 34 Gleneida/ Chairman of Physical Carl Albano**
9. **Update/ Maintenance on Lake Gleneida/ Chairman of Physical Carl Albano**
10. **Other Business**
11. **Adjournment**

Prop. 7/21
#3

PHYSICAL SERVICES COMMITTEE MEETING
Held via Audio Webinar Pursuant to Temporary Emergency Orders
CARMEL, NEW YORK 10512
(Chairman Albano, Legislators Gouldman & Nacerino)

Monday **6:00PM** **June 22, 2020**

The meeting was called to order at 6:00p.m. by Chairman Albano who lead in the Pledge of Allegiance. Upon roll call, Legislators Gouldman, Nacerino and Chairman Albano were present.

Item #3 – Approval/ Physical Services Meeting Minutes/ March 30, 2020

Chairman Albano stated the minutes were accepted as submitted.

Item #4 - Approval/ 2020 Agricultural Inclusion Recommendations/ Putnam County Agriculture & Farmland Protection Board, Liaison Lauri Taylor

a. Correspondence/ Fr: Town of Putnam Valley Supervisor Sam Oliverio Re: 2020 Agricultural Inclusion Recommendations Dated- May 11, 2020

Chairman Albano made a motion to waive the rules and accept the additional; Seconded by Legislator Nacerino. All in favor.

Town of Putnam Valley Supervisor Oliverio provided information on the two (2) sites that Mr. Kaspar included in his application for consideration to be in the Agriculture District. He stated that both properties had sites that were used for dumping, deemed pollutants by the Department of Environment Conservation (DEC). He stated the DEC informed Mr. Kaspar those areas needed to be remediated. He stated that occurred around 2006. He stated the last court appearance was in front of the honorable Judge Grossman who ruled in the Town’s favor that the property had to be remediated. He stated no action has been taken to remediate said sites. He stated in the in between time Mr. Kaspar declared bankruptcy. He stated if said property were remediated, the Town would be happy to have said property to be in the Agricultural District. He continued to speak to the matter.

Legislator Nacerino stated Mr. Kaspar has been before this committee a few years in a row and it is baffling to her with these egregious violations that he, in good faith, keeps reapplying for inclusion without remedying the problems. She stated Mr. Kaspar is very well aware of the process and the violations that need to be remedied but has not done so.

Legislator Gouldman stated he agrees with Legislator Nacerino’s comments. He stated the recommendation from the Agriculture Board is not to approve this applicant. He stated and

finally Supervisor Oliverio said and explained very well why he is not in support of this applicant's request to be approved into the Agricultural District. He stated that he supports the recommendation of the Agriculture Board to not accept the application.

Chairman Albano made a motion to approve the recommendation of the Putnam County Agriculture & Farmland Protection Board, Town of Southeast, Tax Map #47.-3-27 (1.3 acres) and Town of Philipstown, Tax Map #16.12.-1-5.2 (6.77 ac.), #16.12.-1-5.3 (4.8 ac.).

Legislator Montgomery stated that she was muted and was unable to make her comments. She stated she does hope this property does get cleaned up. She stated the recommendation not to include the property in the Agricultural District is wise. She stated she would like to mention for the record that a letter went out from Chairwoman of the Legislature Addonizio to the Town Supervisors that a Public Hearing will take place July 1, 2020 via Audio Webinar. She stated then we will be handling public comment. She stated she believes we should be handling public comment in the regular session through the Audio Webinar as well.

Chairman Albano stated that is correct. There will be a Public Hearing on July 1, 2020, which people need to pre-register if they would like to speak.

Legislator Montgomery questioned why are we accepting public comment for the July 1st meeting, but would not accept public comment for the committee meetings, which she has been requesting since February.

Legislator Nacerino stated to allow people to speak at the July 1, 2020 Public Hearing they must pre-register. She stated, in her opinion, that provides needed structure.

Legislator Montgomery stated, for the record, it is her position that the Public is being excluded from these audio webinar meetings.

Chairman Albano stated if Legislator Montgomery believes the current procedure needs modification, she should contact the Chair of the Rules, Enactments & Intergovernmental Relations Committee.

Legislator Montgomery stated that she has.

Chairman Albano stated again the Public Hearing is scheduled for July 1, 2020. He stated the Putnam County Liaison to the Agriculture Board, Lauri Taylor is online.

Putnam County Liaison to the Agriculture Board, Lauri Taylor stated she wanted to clarify that she is not the one who makes the recommendations, the Agriculture Farmland and Protection

Board (Board) does that. She further stated she is not a voting member of said Board. She stated the site visits to all three (3) of the applicant's property were conducted by the Board on May 18, 2020. She stated two (2) out of the three (3) parcels have been recommended by the Board. She stated Mr. Kaspar's farm is a horse boarding operation. She stated unfortunately, she confirmed with the Town and with the New York State Department of Environmental Conservation (DEC) that there are still violations on both parcels. She stated therefore the Board did not want to recommend Mr. Kaspar's applications. She stated per the Legislature's Resolution of 2007, the Legislature will not entertain any inclusion into the Agriculture District if there are violations on the property.

Chairman Albano stated there is a motion on the floor to approve the following recommendation for inclusion into the Putnam County Agricultural District by the Putnam County Agriculture & Farmland Protection Board: Town of Southeast, Tax Map #47.-3-27 (1.3 acres) and Town of Philipstown, Tax Map #16.12.-1-5.2 (6.77 ac.), #16.12.-1-5.3 (4.8 ac.); Seconded by Legislator Nacerino. All in favor.

Legislator Gouldman requested clarification, for the record, that the Town of Putnam Valley applicant is not going to be accepted into the Agricultural District, per the recommendation of the Board.

Chairman Albano stated that is correct. He stated the application for the properties located in the Town of Putnam Valley Tax Map #72.-1-47 (25.28 ac.), #72.-1-50 (113.10 ac.) are not recommended for inclusion by the Board.

Town of Putnam Valley Supervisor Oliverio stated his appreciation to the Committee and the Legislature for allowing him the opportunity to speak on this matter.

Item #5 - Approval/ Sale of County Property Pursuant to Chapter 31 of the Putnam County Code/ Town of Carmel/ 615 Route 6N, Mahopac, NY/ Tax Map #75.6-2-64/ First Deputy County Attorney Andrew Negro

Chairman Albano stated First Deputy County Attorney Negro is on the call if there are any questions related to this matter. He stated there is an offer of \$60,000 for said County property.

Chairman Albano made a motion to approve Sale of County Property Pursuant to Chapter 31 of the Putnam County Code/ Town of Carmel/ 615 Route 6N, Mahopac, NY/ Tax Map #75.6-2-64; Seconded by Legislator Nacerino. All in favor.

Item #6 - Approval/ Agreement with Town of Carmel Use of Well #7 at Putnam County Golf Course for Airport Park Irrigation System/ First Deputy County Attorney Andrew Negro

Chairman Albano requested First Deputy County Attorney Negro provide an overview of this matter.

First Deputy County Attorney Negro stated he worked with Putnam County Highways and Facilities Commissioner Pena and Deputy Commissioner Tully on this. He explained they interfaced with James Gilchrist the Town of Carmel's Recreation Director on this matter. He stated Well #7 is located on the Putnam County Golf Course property. He stated based on conversations with Deputy Commissioner Tully, Well #7 is not currently used by the Putnam County Golf Course. He stated the Town of Carmel has further improved the Airport Park recreational fields. He stated for clarification, that is the property the County Leased to the Town of Carmel, when the County bought the golf course. He stated the Town is putting in a sprinkler system to irrigate the ball fields at the Airport Park. He explained the Town approached the County and requested permission to tie into Well #7. He stated it is his understanding the matter has been thoroughly vetted by Highway Commissioner Pena and plans were prepared by Insite Engineering. He stated the County retains the right to utilize Well #7 in the future for the golf cart washing station, which is in the plans. He stated a license agreement has been drafted to run concurrently with the existing lease agreement to allow the town to utilize Well #7 and run their lines to the Airport Park Property.

Chairman Albano stated that he believes this to be a great partnership with the Town of Carmel. He stated he is in support of the way this agreement has been written in that if the County needs to access Well #7 that is permissible.

Legislator Nacerino stated after reading through the agreement she believes it to be very comprehensive. She stated that these types of partnerships really help serve the residents of Putnam County.

Legislator Sullivan stated he would like to thank the County Law Department for their help on this matter and working with the Town of Carmel and Recreation Director Gilchrist. He stated the area being discussed is in his Legislative District. He stated in this time of COVID-19 and people staying close to home, he sees this as a positive. He stated to assist the Town of Carmel to bring water to take care of the brand-new Soccer Fields, that the Town of Carmel invested over \$2 million on, is a great partnership. He stated the neighbors who live on Lake MacGregor and Kirk Lake had some concerns that the water would be drawn from the lakes and it would have a negative impact on the water level. He stated this is satisfying the need and it was done by keeping everyone informed.

Legislator Montgomery stated that in the past there have been issues with irrigation related to Lake MacGregor and the New York State Department of Environmental Protection (DEP). She stated there is no notification to the DEP in the backup about this agreement and proposed use. She questioned has the DEP been notified if not, will they be notified.

Chairman Albano stated he does not see why the DEP would have to be notified, this is an existing Well that the County is giving permission to the Town of Carmel to use.

Legislator Montgomery questioned if there are no approvals required from the DEP.

First Deputy County Attorney Negro stated he does not believe notification to the DEP to enter into this agreement is necessary. He stated nor was the very short-lived agreement previous to this. He stated the agreement does provide that the Town of Carmel, their Engineers and their Contractors will comply with all applicable laws, rules, regulations and permitting that are required with respect to this agreement.

Legislator Montgomery stated read from Section 1 of the agreement. She questioned if the, "non-exclusively" means that others, in addition to the County and Town; could the Town allow others to use the well.

Chairman Albano stated that questioned would be addressed if such a matter came up. He stated what is being considered tonight is to allow the Town of Carmel to use Well#7.

Legislator Montgomery questioned as the holders of the lease, does the County retain liability for violations that the Town may commit.

First Deputy County Attorney Negro stated the agreement is a non-exclusive, revocable license agreement for the Town to use Well #7. He stated in respect to the indemnification there are defense and hold harmless provisions in the agreement. He repeated that that agreement requires the Town to conform with the law and to obtain whatever permitting is required.

Legislator Montgomery questioned if First Deputy County Attorney Negro will keep the Legislature posted if anything from the DEP is required.

First Deputy County Attorney Negro stated if he is requested to do so, he will. He stated it would be a request better suited for the Department of Highways and Facilities.

Legislator Montgomery requested, through the Chair, that a request be sent to the Department of Highways and Facilities requesting that the Legislature be notified if anything is requested from the DEP in regard to this matter.

Chairman Albano stated he does not believe that to be necessary.

Legislator Montgomery stated that she will look into it herself.

Chairman Albano made a motion to approve Agreement with Town of Carmel Use of Well #7 at Putnam County Golf Course for Airport Park Irrigation System; Seconded by Legislator Nacerino. All in favor.

Item #7 - Approval/ Budgetary Amendment (20A031)/ Amend 2020 Consolidated Local Streets and Highways Improvement Program (CHIPS) County Capital Project Budget to Equal the Adopted NYS Budget/ Commissioner of Finance William Carlin

Commissioner Finance Carlin stated the original budget for CHIPS was \$1 million. He stated the adopted New York State budget was \$1,281,690. He stated the County is authorizing that only 80% of the adopted amount be spent by the Commissioner of Highways and Facilities on the necessary project. He stated the County has been warned that 20% of the adopted CHIPS budget is subject to a cut back. He stated the County is planning to spend the entire amount. However, at this time only 80% will be spent. He stated until such time the full amount of the funding is released to the County.

Legislator Nacerino stated that this is a proactive measure which she is in full support of. She thanked Commissioner Carlin for his professional recommendation and guidance.

Legislator Gouldman concurred with Legislator Nacerino's comments.

Chairman Albano made a motion to Approve Budgetary Amendment (20A031)/ Amend 2020 Consolidated Local Streets and Highways Improvement Program (CHIPS) County Capital Project Budget to Equal the Adopted NYS Budget; Seconded by Legislator Gouldman. All in favor.

Item #8 - Approval/ SEQRA/ Negative Declaration/ Mill Street Culvert Rehabilitation/ Commissioner of Planning, Development and Public Transportation Sandra Fusco

Commissioner Pena stated the Mill Street Culvert was identified approximately a year ago as a culvert that needed rehabilitation. He stated it was determined through an alternative analysis that a rehabilitation would be sufficient as opposed to a complete replacement. He stated the

work will be funded from the Bridge and Culvert money that the County has. He stated the rehabilitation of said culvert is scheduled to be done this year.

Legislator Gouldman stated he is in full agreement that this work needs to get done. He stated that it will be an inconvenience, however it is necessary.

Commissioner Pena stated that the rehabilitation will take less time than a full replacement. He stated the detour will be as minimal as possible and the impact to traffic as minimal as possible also.

Legislator Gouldman questioned if the entire bridge will be closed, or will it be one lane at a time.

Commissioner Pena stated from a constructability view both options were considered. He stated it was determined it would be quicker and safer to do the work as a complete closure. He stated the detour has been studied with outside consultants and Traffic Engineers.

Legislator Gouldman questioned what the projected time frame of the project is.

Commissioner Pena stated he has not received that from the contractor yet. He stated once the schedule is received, he will be able to provide that information.

Chairman Albano made a motion to approve the SEQRA/ Negative Declaration/ Mill Street Culvert Rehabilitation; Seconded by Legislator Gouldman. All in favor.

Item #9- Approval/ SEQRA Determination/ County Transit Facility Rehabilitation Project/ Commissioner of Planning, Development and Public Transportation Sandra Fusco

Chairman Albano stated this is a Type II Action, as stated in the proposed resolution. He stated said section of the resolution reads “Type II Action in accordance with NYCRR Part 617, §617.5(c)(1) “maintenance or repair involving no substantial changes in an existing structure or facility” and §617.5(c)(2) “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site”.

Chairman Albano made a motion to Approve; SEQRA Determination/ County Transit Facility Rehabilitation Project Seconded by Legislator Nacerino. All in favor.

Item #10 - Approval/ Budgetary Amendment (20A030)/ To Adjust the Capital Budget – Inclusion of funding for the Empire Trail Access Project (PIN 8762.43)/ Commissioner William Carlin

Commissioner Carlin stated a resolution is required to adjust the County's Capital Budget per the Transportation Improvement Plan (TIP). He stated this project is an 80 – 10- 10: 80 % Federal funding, 10% County funding and 10% New York State funding. He stated the work will improve the access points along the Maybrook Trail.

Legislator Montgomery requested confirmation that \$22,823, is the County's portion.

Commissioner Carlin stated that is correct. He explained \$22,823, is what is needed to adjust the budget. He stated there was some money in the General Fund from a previous allocation. He stated the total cost of the project will be \$790,000. He stated the break down of funding will be \$632,000 Federal funding, \$79,000 New York State funding and \$79,000 County funding.

Legislator Montgomery questions if the County's match portion comes from the General Fund.

Commissioner Carlin stated that is correct.

Chairman Albano made a motion to Budgetary Amendment (20A030)/ To Adjust the Capital Budget – Inclusion of Funding for the Empire Trail Access Project (PIN 8762.43); Seconded by Gouldman. All in favor.

Item #11- Approval/ Concrete Sidewalk and Stair Safety Repair Program (20CP04)/ Assistant Supervisor of Planning and Design Alexis Hawley

Commissioner Pena stated the County Highways and Facilities Department has a Concrete Sidewalk and Stair Safety Repair Rehabilitation Program for several years now. He stated trip hazard around the County are a concern. He stated the sites and repairs needed are identified and then the repairs are done as quickly as possible. He stated currently they are looking at the 121 Main Street entrance way, the Sheriff's sidewalk, located between the jail and the church, and the staircases at the Kern Building and at the Highway Facilities Building.

Chairman Albano stated he went and looked at the sites listed by Commissioner Pena. He stated that he is complete agreement that the repairs need to be done.

Chairman Albano made a motion to Approve / Concrete Sidewalk and Stair Safety Repair Program (20CP04); Seconded by Legislator Nacerino. All in favor.

Item #12 - Update/ Putnam County Golf Course and Tilly Foster Farm 1st Qtr. Summary Report/ County Executive Odell

- a. **Correspondence/ Fr: Chairman of Physical Svcs. Albano Re: Update- Work at The Tilly Foster Farm Date: June 2, 2020**

**b. Correspondence/ Fr: Legislator Montgomery Re: Tilly Foster Farm Date:
June 16, 2020**

Chairman Albano questioned if the Putnam County Golf and Tilly Foster Farm General Manager Mike McCall was on the call.

Commissioner Pena stated he is not. He explained that he spoke to General Manager McCall today, and they both were comfortable that he could address the details of this agenda item. He stated that some rehabilitation has been done at the Tilly Foster Farm Barn. He stated they have developed a multi-space three (3) season room, located on the upper level, the side not above the animals. He stated the space is very desirable for a variety of functions. He stated the shortfall was there were no restrooms. He stated that currently they are moving forward with demolition, investigation and engineering to install some restrooms to serve that space. He stated they identified the area above what used to be the "creamery", which is the center building as the appropriate location. He stated an outside structural advisor is working with them and the recommendation is to change some of the framing. He stated just as it occurred when this project began at the lodge, once the uncovering began things were discovered. He stated this is the same case. He stated rotted structure has been found that will need to be replaced and alternatives are being considered to make the space more usable.

Legislator Jonke stated Tilly Foster Farm is in his district. He stated that there are crops to be harvested and the area the crops are grown in need weeding. He questioned if there is adequate staffing to carry out the physical labor that is needed. He stated he believes there is one (1) full-time employee and 1 part-time employee trying to do all of the work: care for the animals, take care of the fields, and pick the crops.

Commissioner Pena stated he looks at his workload and manpower very carefully. He stated he had a Farmer for a period of time, and now there is one on a temporary basis. He stated he is looking to refill the position. He stated farming does require a lot of physical labor. He stated if anything becomes unmanageable it will be reported to the Legislature. He stated there was an area behind the Creamery where there was a lot of water. He stated they are looking into some water collection projects. He stated they will look to see if there are some Soil & Water projects that would be suitable for the reuse of that water.

Chairman Albano stated he believes Legislator Jonke's questions were related to the actual farming. He stated he believes that the Farmer does not do the physical work, and focuses on the coordination of what needs to be done.

Commissioner Pena stated the Farmer will do some of the planting and row work, but specifically the weeding and the picking are a very labor intensive effort. He stated to date he

has not received any feedback that the physical labor work is not able to be managed. He stated that he will check with Superintendent of Parks Chris Ruthven to see if he has any concerns.

Chairman Albano questioned if Commissioner Pena knows how many people currently do that work, the caring of the crops.

Commissioner Pena stated he believes there are three (3) people doing that.

Legislator Montgomery questioned if the items she requested are available. She stated she requested the total amount of funding invested into Tilly Foster Farm vs. the overall revenue and more specifically the current financial situation with the work currently being done. She requested the same information in relation to the Putnam County Golf Course. She stated she has been looking for this information for some time now. She stated that she sees there are some events planned at Tilly Foster. She stated the performers will need to be paid a guaranteed fee prior to them taking the stage, will the County be able sell enough tickets to cover that cost, and make a profit. She stated she has not been shown that any profit has been made from the other events held there in the past. She stated so the County is facing critical issues with the budget and taking care of our people, she wants to make sure we are prioritizing where we need to in the County. She stated it is her opinion prioritization should not be Tilly Foster Farm or the Putnam County Golf Course. She stated she believes the priority is to provide essential services to the people of Putnam County.

Chairman Albano stated the goal of the Tilly Foster Farm and the Putnam County Golf Course is not to make a profit. He stated it would be great if they pay for themselves. He stated open space is what the residents of this County asked for. He stated that is why these properties were originally acquired by the County. He stated the upgrades were done and money was spent to keep the Tilly Foster Farm operational. He stated at that point Tilly Foster Farm had inadequate water, sewer and buildings that were not suitable for people to be in. He stated from the outside the buildings looked good, but the actual structure of the building was rotted and not safe for occupancy. He stated since that time approximately \$2 million has been bonded, based on the useful life of the facilities. He stated over \$100,000 was spent on the water supply, \$70,000 on power and electric and a couple of million dollars on buildings. He stated when you spread over the useful years of the different facilities, the math starts to make sense. He stated the work being put into these facilities is so that residents and visitors will be able to enjoy them well into the future and have them sustain themselves. He stated to have a big piece of property of no use, is a financial drain. He stated that is being realized across New York State in reference to the parklands. He stated it is very hard to keep the parks open without some income to offset the costs. He stated at this point we have a facility that is operating and work quite well. He stated once we get out of these challenging times of the COVID- 19 things will continue to move forward and the expenses will make sense.

Legislator Montgomery questioned if the Legislature will see the math in response to her inquiry, questions she has been asking : how much did the County pay for the properties, how much has been invested into the capital improvements. She stated she understands the fact the properties were acquired for open space. She stated she does not consider wedding venues and concert venues open space. She stated she does have questions about some of the capital improvements, the Barn she knows it is wonderful facility and is aware it is in high demand. She stated she is concerned about the farm equipment being stored underneath an event space. She stated she believes it is a fire hazard, whether it is equipment that is used or not. She stated she did not see a sign posting the maximum capacity in the Barn. She stated she knows there is not a sprinkler system, and probably because it is not a requirement to have one. She stated she understands the County does its own permitting. She questioned if the County is operating a space within the appropriate New York State Codes, Fire Codes and Building Codes.

Commissioner Pena stated any space the County has rehabilitated for public use is in strict compliance with New York State Law and the County makes sure the structure meets the requirements of each aspect of each New York State Code. He stated especially in the areas of Fire Protection and ADA Accessibility.

Legislator Montgomery questioned what the maximum capacity, currently, is in the Barn.

Commissioner Pena stated he believes it is 99 people.

Legislator Montgomery questioned if it can be confirmed that no event held in the Barn went over the 99 people capacity, which would include staffing and personnel.

Commissioner Pena stated he would expect that to be the case.

Legislator Montgomery stated she is familiar with running large events and knows the importance of being compliant. She stated she has concerns with what the County is investing in and continues to invest in. She stated basically the bottom line is she has been asking for the math, the black and white from the beginning for both facilities, Putnam County Golf Course and Tilly Foster.

Chairman Albano stated General Manager Mike McCall will provide the financial report on the two (2) facilities at a future meeting. He stated any work done is done with permits, and he believes the work will meet the New York State Code requirements.

Legislator Montgomery stated it would be great if the work at Tilly Foster Farm meets New York State Code before the facility is put in use.

Commissioner Pena confirmed that is correct.

Legislator Nacerino stated when the Legislature decided to maximize the assets at Putnam County Golf Course and Tilly Foster the mission was not to turn profit on the taxpayers. She stated rather it was to give the residents facilities that would improve the quality of life in Putnam County by enjoying some passive recreation in their County. She stated both facilities have proven to be a success and serve the people of Putnam County well. She stated General Manager McCall has provided multiple presentations over the years reporting the profit and loss of the facilities. She stated she is sure those financial updates will continue from General Manager McCall.

Chairman Albano stated there was a period of time when the County was in the vicinity of \$1 Million spent on the Tilly Foster Farm, the water was not working properly, the electric was inferior, the septic system could not handle a capacity crowd and the buildings were of no use. He stated the money spent to date has resulted in a shining facility in an ideal location. He stated the majority of people he has spoken to are very happy with the facility.

Commissioner Pena stated in 2012 input was solicited from the members of the public as to what were some of the things they wanted in relation to the Tilly Foster Farm (Farm). He stated the Administration opened the planning process to the public to receive their input for the vision and mission of the Farm. He stated a major request from the Public was to open the Farm up to the members of the Public and to have an educational component at the Farm. He stated currently BOCES and Columbia University School of Engineering are both located at the Farm. He stated Cornell is forming a School of Agriculture, and the plan is for that to be at the Farm. He stated the hope is that expansion will continue, and the County will see a greater return.

Legislator Gouldman stated he agrees the facilities are great. He stated he also agrees the Legislature should receive an update on the financial status of each location on a quarterly basis.

Chairman Albano reviewed some of the past financial investments. He stated again that when you look at the long range, the numbers begin to make sense. He stated General Manager McCall will bring the Legislature up to date at a future committee meeting.

Legislator Addonizio stated as a reminder the 199 acre horse farm property was purchased by the County to protect it from being developed. She stated the \$3.9 million used to purchase the property was from the New York State Watershed.

Chairman Albano stated that is a good point, he stated also as a point of reference there is a conservation easement on the Farm property, so New York City pays the property tax on the parcel.

Legislator Montgomery stated she is thankful for the information shared by her colleagues and Chairman Albano. She stated she is aware of all of it. She stated she agrees it is a beautiful facility, she wants to make sure the County can afford it and she wants to see the financials. She stated she is a firm believer of listening to the Public, as the County did in 2012. She stated she has a public who is asking to see the math and she would like to see it herself. She stated this is a very different time than 2012 and she believes that needs to be considered as well, as we move forward.

Chairman Albano stated the facility has been brought up to date and the County always has the option to sell it back to New York State for \$1.00. He stated he does not see that as a realistic option.

Legislator Sullivan stated both County properties are great multi-use facilities. He stated as Commissioner Pena stated the Farm is used for many things, entertainment, educational value and farming. He stated some of the food grown at the farm is used to prepare meals at the County's Senior Centers. He stated Putnam County Golf Course (the Course) is used for many different activities. He stated there are Senior luncheon events there, outdoor concerts and private parties. He stated the Farm has the different animals and the horses. He stated people visit the Farm for many different reasons. He stated he believes both of the County facilities promote Putnam County in the best way possible, they are two (2) of the jewel properties the County has. He stated every year there is work done to continue to improve upon them. He stated he also has only received positive feedback on the properties. He wonders what Legislator Montgomery would like to do to these properties. He stated currently right now we are maximizing their benefits to the taxpayers and doing it in the most economical and cost-efficient way possible. He stated the Course is in his Legislative District and he has received only positive feedback.

Item #13 - Update/ Maintenance of Lake Glencida Shoreline/ Highways & Facilities Commission Fred Pena

Chairman Albano stated he receives many comments from residents asking how the maintenance is going on the shoreline of the beautiful lake we cannot see. He stated he believes Commissioner Pena has some good news to share.

Commissioner Pena stated the County has made substantial strides with the NYS Department of Environmental Protection (DEP) in settling a permit that allows the County to maintain the

County Seat in a much more reasonable manner. He stated the work has begun that was agreed upon. He stated it was agreed by both the County and DEP that keeping the shoreline of Lake Gleneida, neat, clean and safe is important to the Putnam County Public and the Anglers who use said lake. He stated the efforts by the County have begun today.

Chairman Albano stated that is great news. He stated he looks forward to the day where there is a clear view of the lake, as it was many years ago.

Commissioner Pena stated additionally the DEP has agreed to allow the County to maintain the shoreline further along Route 6 in the direction of the Whipple property.

Chairman Albano thanked Commissioner Pena for all the time and effort he has spent on working with the DEP and for coordinating his staff to get the job done.

Legislator Sullivan stated he grew up in the Hamlet of Carmel. He stated Lake Gleneida is a jewel for the Hamlet. He stated he too is very happy to hear that the clearing of the overgrowth along the shoreline will be cleared. He along with Chairman Albano have been requesting this for some time. He stated again this is good news and thanked Commissioner Pena.

Item #14 - Presentation: Design Plans and Specification for the Reconstruction of the Stoneleigh Avenue/ Drewville Road Intersection in the Town of Carmel/ Project Manager Zenon Wojcik & Commissioner of Highways & Facilities Fred Pena

Chairman Albano stated for the record, the presentation is available on the Putnam County Highways & Facilities web page. He stated any person wanting to make comments on this project can do so on the Putnam County Highways & Facilities webpage up until July 1, 2020.

Commissioner Pena stated the Stoneleigh Avenue/ Drewville Road Intersection Project in the Town of Carmel was inherited by the current Administration back in 2012, along with other Federal Projects that were somewhat defunct. He stated they were able to revive this important intersection for Putnam County. He stated the project will address the concerns of traffic safety and congestion which are a major part of this project. He stated the County is providing notice through this meeting and the local newspapers to the Public that the presentation is available on the Putnam County Highways & Facilities webpage. He stated comments and questions can be submitted accordingly. He stated it has been determined that the best intersection improvement for this location would be to install a Roundabout. He stated it will be the first one in Putnam County.

Chairman Albano stated he has seen the use of roundabouts in other areas and they seem to work well. He stated any questions can be emailed to the e-mail address posted on said webpage. He stated the goal is that every question will be responded to before July 8th.

Legislator Nacerino stated after reviewing the presentation she agrees the Roundabout seems to be the most feasible and safest way to proceed.

Legislator Castellano stated this project has been discussed for many years. He stated he also is very happy to hear it is moving forward. He stated he believes a Roundabout is a fantastic idea. He stated currently, the intersection is terrible, especially in emergency situations and when the power is out. He stated he can only imagine the strain it puts on the local Police Departments and the Sheriff's Department. He stated again he is very happy to hear the project is moving forward, he is in full support of it.

Item #15 - Updates/ Putnam County Highways and Facilities Projects/ Deputy Commissioner John Tully

- 1. Peekskill Hollow Road Renovation Project (PIN #8757.48)/ Financial**
- 2. County Office Building Façade**
- 3. Putnam Valley Senior Center**

Commissioner Pena spoke to agenda item #15 - 1, 2, & 3. He stated the Peekskill Hollow Road Renovation Project (PIN #8757.48) is moving forward. He stated they will be advertising in the next 30 days. He stated there are some acquisition issues they are working through as the process is very technical. He stated once that is completed, they will get construction authorization and will advertise for the project.

Legislator Gouldman questioned if there is a projected start date for the work to begin.

Commissioner Pena stated they expect to have it awarded in the last quarter of 2020. He stated some of the bridge work they expect will be able to be done during the winter months.

Commissioner Pena spoke to the County Office Building Façade. He stated the County Office Building has suffered through long term water infiltration for some time now and it has been very problematic. He stated this project will restore the water tightness of the building. He stated it will include a complete replacement of the parapet, a complete replacement the roof membrane and repoint and reseal any of the masonry around the face of the building that needs to be addressed. He stated the projection is to complete this work by the end of 2020. He stated they will do brick replacement on a as needed basis.

THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue
Carmel, New York 10512
(845) 808-1020 Fax (845) 808-1933

Toni E. Addonizio *Chairwoman*
Neal L. Sullivan *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
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Ginny Nacerino	Dist. 4
Carl L. Albano	Dist. 5
Paul E. Jonke	Dist. 6
Joseph Castellano	Dist. 7
Amy E. Sayegh	Dist. 8
Neal L. Sullivan	Dist. 9

AGENDA
PHYSICAL SERVICES COMMITTEE
TO BE HELD VIA AUDIO WEBINAR
PURSUANT TO TEMPORARY EMERGENCY ORDERS
(Chairman Albano, Legislators Gouldman & Nacerino)

Monday 6:00PM June 22, 2020

1. Pledge of Allegiance
2. Roll Call
3. Approval/ Physical Services Meeting Minutes/ March 30, 2020
4. Approval/ 2020 Agricultural Inclusion Recommendations/ Putnam County Agriculture & Farmland Protection Board, Liaison Lauri Taylor
 - a. Correspondence/ Fr: Town of Putnam Valley Supervisor Sam Oliverio Re: 2020 Agricultural Inclusion Recommendations Dated- May 11, 2020
5. Approval/ Sale of County Property Pursuant to Chapter 31 of the Putnam County Code/ Town of Carmel/ 615 Route 6N, Mahopac, NY/ Tax Map #75.6-2-64/ First Deputy County Attorney Andrew Negro
6. Approval/ Agreement with Town of Carmel Use of Well #7 at Putnam County Golf Course for Airport Park Irrigation System/ First Deputy County Attorney Andrew Negro
7. Approval/ Budgetary Amendment (20A031)/ Amend 2020 Consolidated Local Streets and Highways Improvement Program (CHIFS) County Capital Project Budget to Equal the Adopted NYS Budget/ Commissioner of Finance William Carlin

8. Approval/ SEQRA/ Negative Declaration/ Mill Street Culvert Rehabilitation/
Commissioner of Planning, Development and Public Transportation Sandra Fusco
9. Approval/ SEQRA Determination/ County Transit Facility Rehabilitation Project/
Commissioner of Planning, Development and Public Transportation Sandra Fusco
10. Approval/ Budgetary Amendment (20A030)/ To Adjust the Capital Budget – Inclusion
of funding for the Empire Trail Access Project (PIN 8762.43)/ Commissioner William
Carlin
11. Approval/ Concrete Sidewalk and Stair Safety Repair Program (20CP04)/ Assistant
Supervisor of Planning and Design Alexis Hawley
12. Update/ Putnam County Golf Course and Tilly Foster Farm 1st Qtr. Summary Report/
County Executive Odell
 - a. Correspondence/ Fr: Chairman of Physical Svcs. Albano Re: Update- Work
at The Tilly Foster Farm Date: June 2, 2020
 - b. Correspondence/ Fr: Legislator Montgomery Re: Tilly Foster Farm Date:
June 16, 2020
13. Update/ Maintenance of Lake Gleneida Shoreline/ Highways & Facilities Commission
Fred Pena
14. Presentation: Design Plans and Specification for the Reconstruction of the Stoneleigh
Avenue/ Drewville Road Intersection in the Town of Carmel/ Project Manager Zenon
Wojcik & Commissioner of Highways & Facilities Fred Pena
15. Updates/ Putnam County Highways and Facilities Projects/ Deputy Commissioner John
Tully
 1. Peekskill Hollow Road Renovation Project (PIN #8757.48)/ Financial
 2. County Office Building Façade
 3. Putnam Valley Senior Center
16. Other Business
17. Adjournment

THE PUTNAM COUNTY LEGISLATURE
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Prep
July 21

Discussion/
Approval

Toni E. Addonizio *Chairwoman*
Neal L. Sullivan *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery
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Dist. 1 #
Dist. 2 4
Dist. 3
Dist. 4
Dist. 5
Dist. 6
Dist. 7
Dist. 8
Dist. 9

MEMORANDUM

Date: July 9, 2020

To: MaryEllen Odell
Putnam County Executive

From: Carl L. Albano
Chairman, Physical Services Committee *Carl L. Albano*

Cc: Fred Pena
Commissioner, Highways & Facilities

John Tully
Deputy Commissioner, Highways & Facilities

Lauri Taylor
Liaison, Putnam County Agriculture Board

Re: July 21, 2020 Physical Services Meeting/ 2020 Agricultural District Applicant
Pro-Brothers Farm

In response to the attached request from Legislator Nacerino, I am writing to request Liaison to the County's Agriculture Board Lauri Taylor please be in attendance, via audio webinar, at the July 21st Physical Services Committee Meeting. At the Full Legislature Meeting, July 7, 2020, the recommendation from the Agriculture Board to include the Pro- Brothers Farm in the 2020 Putnam County Agricultural District was tabled. The matter will be discussed at the July 21, 2020, 6:00PM Physical Services Committee Meeting. Liaison Taylor's professional input will be of value in said discussion.

Thank you for your attention to this matter.

THE PUTNAM COUNTY LEGISLATURE

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Toni E. Addonizio *Chairwoman*
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Robert Firriolo *Counsel*



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Joseph Castellano	Dist. 7
Amy E. Sayegh	Dist. 8
Neal L. Sullivan	Dist. 9

MEMORANDUM:

Date: July 8, 2020

To: Carl Albano
Chairman of Physical Services Committee

From: Ginny Nacerino
Putnam County Legislator

Re: July 21, 2020 Physical Services Committee Meeting – Pro-Brothers Applicant to the Putnam County Agricultural District

Ginny Nacerino

Respectfully, I request that you, as Chairman of the Physical Services Committee, please invite Lauri Taylor, Liaison Putnam County Agriculture Board (Ag Board) to be in attendance, via audio webinar, at the July 21st Physical Services Committee Meeting.

The recommendation of the Ag Board to include the Pro-Brothers Farm, located in the Town of Southeast, in the 2020 Agricultural District was tabled at the July 7, 2020 Full Legislature Meeting. Since this matter was tabled, I believe further discussion is warranted. Additionally, I would recommend that each member of the Physical Services Committee schedule a site visit to said farm prior to the July 21st meeting.

Thank you for your attention to this request.

THE PUTNAM COUNTY LEGISLATURE
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(845) 808-1020 Fax (845) 808-1933

Phyp. 7/21/20
Discussion/
Approval
#4

Toni E. Addonizio *Chairwoman*
Neal L. Sullivan *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



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July 15, 2020

Michael Levine
Town of Southeast Building Inspector
1 Main Street
Brewster, NY 10509
Via USPS and Email: building@southeast-ny.gov

Dear Mr. Levine:

As a follow up to the Putnam County Legislature's consideration of including "Pro Brothers Farm" in the Putnam County Agricultural District, I respectfully request a copy of the recently issued violations to: Christian Provetto and Kirsten Banga, 679 Milltown Road Brewster, NY 10509.

Please include the date of issuance, along with documentation as per the Town's zoning code specific to each. The Legislature will be considering all information submitted at the July 21, 2020 meeting of the Physical Services Committee.

Thank you for your attention to this request.

Sincerely,

Ginny Nacerino
Legislator, District #4

CC: Joe Hernandez, Assistant Building Inspector
Carl Albano, Chairman, Physical Services Committee
Lauri Taylor, Liaison, Putnam County Agricultural & Farmland Protection Board



Michael Levine
Building Inspector

Town of Southeast

Building Department
One Main Street
Brewster, New York 10509
Tel. (845) 279-2123
Fax (845) 279-3137
Email building@southeast-ny.gov

Joe Hernandez
Assistant Building
Inspector

A Gerald Schramek
Building Safety and
Fire Inspector

Chris DeBellis
Code Enforcement
Officer

July 6, 2020

Christian Provetto and Kirsten Banga
679 Milltown Road
Brewster, NY 10509

Tax Map # 47.-3-27

Dear Property Owner:

The Building Department has observed that work has been performed (Canvas Structure and Shed) on your property at 679 Milltown Road in violation of the Town Code as follows:

§ 138-10 Permits and certificates required.

No building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered until an application for a building permit and certificate of occupancy has been submitted to and approved by the Building Inspector and a building permit has been issued by him. No land or building or other structure shall be used or occupied or changed in use until an application for a building permit and certificate of occupancy has been submitted to and approved by the Building Inspector and until a certificate of occupancy has been issued by him certifying conformity with this chapter. All applications shall be submitted and approved in accordance with this chapter, and all building permits and certificates of occupancy shall be issued in accordance with the provisions of Article XIII and all other applicable provisions.

§138.89 Penalties for offenses.

Any violation of this chapter is hereby declared to be a misdemeanor, punishable by a fine not to exceed \$250 or imprisonment for a period not to exceed six months, or both. Each week of continued violation shall constitute a separate and additional violation. The proper authorities of the Town of Southeast may institute any appropriate action or proceedings to prevent, restrain, correct or abate any violation of the chapter.

NOTICE OF VIOLATION

ORDER TO REMEDY

LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

2020 JUL 16 AM 10:22

NOTICE: Full Compliance with this order to remedy is required by **August 6, 2020** which is thirty (30) days after the date of this order.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Hernandez", written over the printed name.

Joe Hernandez

Assistant Building Inspector





Physical Services Committee Meeting
July 21, 2020
Agenda Item # 5

Approval/ Sale of County Owned Property, 20 Fair Street, Carmel, NY (TM# 44.18-1-17) (“White House”)/ First Deputy County Attorney Andrew Negro

Phypos.
6/21
Approval
#6

RESOLUTION

APPROVAL/LEASE AGREEMENT/BUILDING # 2 TILLY FOSTER FARM

WHEREAS, the County of Putnam is the owner of certain real property located at 100 Route 312, Brewster, New York 10509, including the numerous buildings located thereon, which is commonly known as the Tilly Foster Farm; and

WHEREAS, one of residential buildings located on the Tilly Foster Farm, known as Building # 2 is presently not needed for the County's use; and

WHEREAS, Jorge Reyes and Rocelia Reyes are desirous of leasing Building # 2 at the Tilly Foster Farm; and

WHEREAS, the County is desirous of leasing Building # 2 at the Tilly Foster Farm to Jorge Reyes and Rocelia Reyes; and

WHEREAS, the County Executive, pursuant to the authority granted to her under Section 31-22 of the Putnam County Code, has entered into negotiations with Jorge Reyes and Rocelia Reyes for the lease of Building # 2 at the Tilly Foster Farm; and

WHEREAS, pursuant to Section 31-22 of the Putnam County Code, the County Executive has requested that the Putnam County Legislature approve such Lease Agreement; now therefore be it

RESOLVED, that Building # 2 at the Tilly Foster Farm constitutes surplus space owned by the County; and be it further

RESOLVED, that the Putnam County Legislature approves the Lease Agreement between the County of Putnam and Jorge Reyes and Rocelia Reyes for Building # 2 at the Tilly Foster Farm, which shall be in substantial conformance with the form attached hereto and made a part hereof as Schedule "A", and that the Putnam County Executive is authorized to execute said Lease Agreement; and be it further

RESOLVED, that the County Attorney is authorized to take whatever legal action is necessary to effectuate the Lease Agreement between the County of Putnam and Jorge Reyes and Rocelia Reyes in the manner approved herein.

2020 JUL 16 PM 1:06
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

SCHEDULE "A"

Physical Services Committee Meeting

July 21, 2020

Agenda Item # 6

**Approval/ Lease Agreement/ Building #2 at Tilly Foster Farm/ First Deputy County
Attorney Andrew Negro**

CA

CO: All / ~~Resp 7/21/2020~~

UPDATE
#7

THE PUTNAM COUNTY LEGISLATURE
 40 Gleneida Avenue
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Toni E. Addonizio *Chairwoman*
 Neal L. Sullivan *Deputy Chair*
 Diane Schonfeld *Clerk*
 Robert Firriolo *Counsel*



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MEMORANDUM

Date: July 8, 2020

To: MaryEllen Odell
Putnam County Executive

From: Carl L. Albano 
Chairman, Physical Services Committee

Cc: Fred Pena
Commissioner, Highways & Facilities

John Tully
Deputy Commissioner, Highways & Facilities

Re: July 21, 2020 Physical Services Meeting/ Article 9

Respectfully, I request Commissioner Pena and/or Deputy Commissioner Tully provide an update on the Article 9 work being done throughout the County. At this time, due to the Governor's extension of Executive Order 202.48, the July 21st Physical Services Committee Meeting will be conducted via Audio Webinar. Both Commissioner Pena and Deputy Commissioner Tully are familiar with this format.

Thank you for your attention to this matter.

THE PUTNAM COUNTY LEGISLATURE
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Carmel, New York 10512
(845) 808-1020 Fax (845) 808-1933

All
Phys. 7/21
update
8:9

Toni E. Addonizio *Chairwoman*
Neal L. Sullivan *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
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Neal L. Sullivan	Dist. 9

MEMORANDUM

Date: July 13, 2020

To: MaryEllen Odell
Putnam County Executive

From: Carl L. Albano
Chairman, Physical Services Committee 

Cc: Fred Pena
Commissioner, Highways & Facilities

Chris Ruthven
Park Superintendent

John Tully
Deputy Commissioner, Highways & Facilities

Re: July 21, 2020 Physical Services Meeting/ Updates: Maintenance 34 Gleneida & Lake Gleneida Shoreline

As Chairman of the Physical Services Committee (Physical Meeting), I would like an update at the July 21, 2020, 6:00PM Physical Services Committee Meeting on the County's efforts in maintaining:

- 1) 34 Gleneida
- 2) Lake Gleneida Shoreline

It is my opinion these locations warrant deliberate and consistent attention. They are located in the Hamlet of Carmel and along a major thoroughfare. The quality of maintenance dedicated to the above locations provides a reflection of the pride we have for our County.

Please note the Physical Meeting will be conducted via audio webinar. Thank you for your attention to this matter.