

Item #6 – Approval/ Fund Transfer 22T332/ Health Dept./ Year End Overtime & Temporary (Also reviewed in Health)

Chairman Castellano made a motion to approve Fund Transfer 22T332; Seconded by Legislator Albano. All in favor.

Item #7 – Approval/ Fund Transfer 22T344/ Emergency Services/ Lights for Emergency Services Vehicle (Also reviewed in Protective)

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

Item #8 – Approval/ Fund Transfer 22T353/ County Attorney/ NYMIR Invoices through Year End (Also reviewed in Rules)

Chairman Castellano made a motion to approve Fund Transfer 22T353; Seconded by Legislator Albano. All in favor.

Item #9 – Approval/ Fund Transfer 22T354/ Board of Elections/ Costs Associated with Early Voting & Second Primary Election (Also reviewed in Rules)

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

Item #10 – Approval/ Fund Transfer 22T356/ Board of Elections/ Purchase Letter Folder, Stuffer, Postage Machine to be Reimbursed by State Grant (Also reviewed in Rules)

Chairman Castellano made a motion to approve Fund Transfer 22T356; Seconded by Legislator Albano. All in favor.

Item #11 – Approval/ Fund Transfer 22T361/ Highway/ Heating Oil through Year End (Also reviewed in Physical)

Legislator Montgomery stated there is no backup material accompanying this fund transfer and she would therefore suggest not moving this forward. She stated it would be helpful to know where these added expenses are coming from. She stated she requested bills, however the system was down and they could not be retrieved. She stated some expenditures are analyzed closely, while others are requested with no supporting information. She stated the County rents its facilities out at low market rent to private individuals and business and it would be good to see what the electric and fuel usage in these facilities is.

Legislator Jonke questioned how these expenses are estimated.

Commissioner Carlin stated the expenses are estimated by gallons and price. He stated the financial software is being upgraded and he will send those bills once they are accessible.

Legislator Montgomery thanked Commissioner Carlin. She requested that backup material be sent with these types of requests moving forward.

Chairman Castellano stated utility costs have increased substantially in the past year and it is the County's responsibility to pay these bills.

Legislator Nacerino stated this is an estimated amount being moved to safeguard the account; if the actual cost is less that would be reflected.

Commissioner Carlin stated yes, any remaining money would go into surplus. He reminded the Committee that funds in utility lines can only be transferred between utility lines.

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

Item #12 – Approval/ Fund Transfer 22T366/ Finance/ Legal Aid Funding through Year End

Commissioner Carlin stated this is unique in that the County has no control over these bills, they are generated through the Unified Court System and the County is mandated to pay.

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

Item #13 – Approval/ Fund Transfer 22T372/ Sheriff/ iCloud Storage Licenses for BCI Interview Rooms

Chairman Castellano made a motion to approve Fund Transfer 22T372; Seconded by Legislator Albano. All in favor.

Item #14 – Approval/ Fund Transfer 22T376/ Electric through Year End (Also reviewed in Physical)

Legislator Montgomery stated similarly to her comments under agenda item #11, she disagrees with her colleagues that this is safeguarding the account. She stated this is a \$65,000 expenditure. She stated there are businesses utilizing County facilities operating for profit and they are not charged utility costs. She stated she does not support moving this forward.

Legislator Nacerino stated her comment was in reference to safeguarding the County's good credit. She stated the bills need to be paid and this transfer puts money in the appropriate line to pay the bills on time. She stated she would like to see the actual costs as well when they come in.

Legislator Albano stated these are bills that have to be paid. He agreed looking at the actual costs will help plan into the future.

Legislator Montgomery questioned when the bills are due.

Commissioner Carlin stated they are due at the beginning of every month.

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

Item #15 – Approval/ Fund Transfer 22T379/ Emergency Services/ Overtime due to Staffing Shortages

Commissioner Carlin stated dispatcher vacancies have been an issue. He stated he hopes this improves in 2023 when more dispatchers are phased in.

Legislator Montgomery stated she is concerned about the mental health and wellbeing of the dispatchers, especially since they are overworked.

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

Item #16 – Approval/ Fund Transfer 22T380/ Sheriff/ Card Security System Access

Chairman Castellano made a motion to approve Fund Transfer 22T380; Seconded by Legislator Albano. All in favor.

Item #17 – Discussion/ Proposal to Permit Legislative Staff Members to attend Conferences, Seminars, & Official Business of the County/ Legislator Montgomery

Chairman Castellano stated New York State Association of Counties (NYSAC) holds their annual Legislative Conference in Albany each year, which he believes is a great event to attend. He stated he has gone twice and he found it very useful during his first year on the Legislature. He stated it was his assumption that the Legislative staff was able to attend as well.

Legislator Montgomery stated she believes it would be a good opportunity for staff, auditors, and Legislative Counsel to be able to attend a conference. She stated when she has attended the conferences she meets employees from other counties some of whom are Legislative staff, others are employees of departments within their county.

Legislator Nacerino agreed that Legislative Counsel and the County Auditor should have the option to attend. She stated she is unsure if the staff was asked if they were interested in attending; she has never met staff members at the conferences throughout the years.

Legislator Sullivan stated it really comes down to the budget to make sure everyone is able to attend.

Chairman Castellano stated not all Legislators attend each year, he has gone twice in his 10 years on the Legislature. He stated he does not believe the staff would have been prohibited from attending.

Legislator Jonke stated he has never attended the conferences himself, but he believes it would be appropriate to include Legislative Counsel, Legislative Staff, and the County Auditor.

Legislator Montgomery stated even if staff was always welcome to attend, she would like to formalize it.

Legislator Albano stated if the staff are interested in attending, he believes it would be a benefit. He stated he does not recall seeing staff at the conferences; it is usually department heads and elected officials.

Legislator Montgomery suggested budgeting for all legislators and staff to attend.

Legislator Castellano questioned how much is currently budgeted for this.

County Auditor Michele Alfano-Sharkey stated there is about \$18,000 budgeted.

Legislator Nacerino stated if a staff member wanted to attend, they would not be denied.

Chairman Castellano agreed. He requested that any staff interested in attending the upcoming conference in February be included on the resolution that will be before the Audit & Administration Committee in January.

Item #18 – Other Business

a. Approval/ Fund Transfer 22T383/ Sheriff/ Chargeback Gasoline

Chairman Castellano made a motion to waive the rules and accept the other business; Seconded by Legislator Albano. All in favor.

Legislator Montgomery stated the Sheriff's Department used to use the gasoline from the tanks in Cold Spring and are now paying market value.

Commissioner Carlin stated the former Director of Purchasing conducted a study and found that paying full price and using a WEX business fuel card, which provides discounts on gasoline, was more advantageous to the County. He stated this also allowed the vehicles to be filled at any gas station and they did not have to drive over to Cold Spring to fill up.

Legislator Montgomery stated this is a rather large transfer and questioned if filling the vehicles this way is paying off.

Commissioner Carlin stated it was budgeted as a chargeback, therefore the money is being moved from those lines to the actual lines. He stated in 2023 it was budgeted the other way so these transfers will not be necessary.

Legislator Montgomery clarified that the Sheriff's Department is not using the fueling station at the Highway garage.

Sheriff Kevin McConville stated the fueling station at the Highway garage could be used if necessary, but with the discount through the WEX Card makes the price equivalent to the State bid price. He stated utilizing the WEX Cards allows the deputies to remain in their patrol areas while getting gas.

Chairman Castellano made a motion to pre-file the necessary resolution; Seconded by Legislator Albano. All in favor.

b. Discussion/ Sheriff/ PBA Salary Increases

Chairman Castellano made a motion to waive the rules and accept the other business; Seconded by Legislator Albano. All in favor.

Chairman Castellano stated this will increase the PBA union contract for another year for 2023, which would give the incoming County Executive the opportunity to negotiate with the Sheriff and PBA moving forward. He stated any details of this would need to be discussed in executive session.

Legislator Jonke complimented the Sheriff and PBA for reaching this agreement. He stated it is important for the deputies to feel they are being treated fairly.

Legislator Nacerino agreed and stated this is consistent with the other unions within the County and affords the new County Executive the ability to negotiate contracts under his Administration. She stated this also provides a justifiable increase for 2023 as they go over their contract.

Commissioner Carlin stated this was fully funded in the 2023 budget; the money is in contingency.

Chairman Castellano stated as this is on the agenda for discussion, he would like to see a resolution for approval on the Organizational Meeting agenda.

Sheriff McConville stated he is happy to have reached an agreement that benefits the membership.

c. Authorizing Easement Agreement/ 24 Parking Spaces Associated with the Sale of 34 Gleneida Avenue

Chairman Castellano made a motion to waive the rules and accept the other business; Seconded by Legislator Albano. All in favor.

Legislator Sullivan stated a letter of necessity was provided by County Attorney Jennifer Bumgarner for this item.

Chairman Castellano questioned if anyone was present to speak to this item.

Byron Voutsinas stated he is the potential buyer of 34 Gleneida Avenue. He stated there are no parking spots around the property and the property has been subdivided three (3) times since the County has taken ownership of it. He stated when he entered into contract he believed parking spots could be put on the actual property, however he realized this would not be possible because the parking spots could prevent emergency vehicles from accessing the County Courthouse. He stated in devising a plan, he then met with the Town of Carmel, which has a comprehensive plan for mixed use buildings. He stated his intention is to have apartments on the higher level of this building and commercial space on the lower level. He stated this current building, as it sits now, needs 32 parking spaces. He stated the resolution submitted to the Committee this evening is requesting 24 parking spots. He stated currently, the spots are being used for storage containers, dumpsters, etc. and he believes the area has been used for this purpose for quite some time, according to the image shown on Google Maps dating back to 2010. He stated he believes the proposal they are putting forward for this building will enhance the atmosphere in the Town of Carmel. He stated in retrospect, he understands that this is an additional request being made after entering into contract. He stated to put things in perspective the only other commercial space available on Gleneida Avenue was Smalley's Inn, which has been for sale since 2019. He stated this property is a few hundred square feet less, has six (6) parking spots, and is listed for \$525,000. He stated the building at 34 Gleneida Avenue has many issues that need to be addressed such as roof and foundation leaking, the broken air conditioning unit, the old heating system, and the windows that are all single pane, many of which are broken. He stated he is not asking for a reduction in price or for the County to fix any of these issues. He stated his only intention here is to make this project viable and without these parking spots that will not be possible. He stated this property has been listed for sale since June 2022 and his is the only accepted offer in those six (6) months. He stated he believes the project he has planned will enhance Gleneida Avenue and Putnam County.

Legislator Sullivan requested that Mr. Voutsinas review his plans for the building. He stated the building as it currently stands was described well, it needs a tremendous amount of work, which was discussed within the County and was ultimately why the decision was made to put it on the market.

Mr. Voutsinas stated he submitted a rendering of his plan to the County. He stated he would like to add another two (2) stories to the building, making it a 3.5 story building. He stated the entire building will be handicapped accessible. He stated the first story would be around 3,000 square feet of commercial space. He stated the upper stories would have three (3) or four (4) apartments per level each with a washer and dryer and a dedicated parking space that would not interfere with Gleneida Avenue or any other businesses. He stated they are looking into workforce housing, which takes into consideration the median household income of the area. He stated he will have to apply for a variance for the commercial space, but there is plenty of parking on Gleneida Avenue for commercial entities to utilize the same space. He stated he plans to install an elevator in the building put in a sprinkler system and have all windows and insulations energy efficient to meet the 2020 standards. He stated he will ensure everything is done correctly. He stated he believes improving this building will inspire neighboring business and property owners to renovate their buildings as well. He stated he is a Mahopac resident and it is sad to see the closed businesses in town. He stated COVID changed a lot of things and we must change with it, and he is seeing this a lot in his real estate transactions.

Legislator Nacerino stated this concept is great. She questioned where the additional parking spots will come from since 24 are being requested here, but 32 are needed.

Mr. Voutsinas stated he is going to apply for a variance for the commercial spaces. He stated if the Town of Carmel denies that application, they will put in less apartments. He stated without the 24 parking ports he is requesting he will have to apply for a full variance, and they will need to find parking for the residents of the apartments.

Legislator Jonke stated this was discussed at last night's Physical Services Committee Meeting at which time the compensation for the parking spaces was blank. He questioned how this number was arrived at between last night and this evening. He questioned if it was an offer made to the County; if an appraisal was done; if there was any analysis done.

Mr. Voutsinas stated he believes \$1,000 per spot is fair and looking at the entire purchase, \$624,000 for a vacant building that needs hundreds of thousands of dollars' worth of work is fair.

Legislator Jonke stated opinions were sought on the value of the building in its current condition and it is apparent that Mr. Voutsinas agreed that it was worth \$600,000. He stated the plan for this property is to have it be an income producing building, therefore he does not agree the \$24,000 for the parking spots should be a one-time payment. He

stated he believes a professional in real estate and/or commercial valuation perform an analysis of what the value of those spots are.

Mr. Voutsinas stated he believes he would pay property tax on the parking spot property as well.

Legislator Jonke stated property tax would not be paid for the parking spots.

Mr. Voutsinas stated he currently has a listing in Carmel where the owner is leasing the building and charging \$75 per month for a parking spot. He stated this has caused five (5) deals to walk away.

Legislator Jonke stated he has also seen many property owners rent out parking spaces in their parking lots. He stated it is his opinion that the rights of County property should not be sold forever for a single payment.

Legislator Montgomery stated she appreciates the discussion that is being had this evening, although it does not seem this will be solved tonight. She questioned if the County would be willing to consider selling the property with the parking spaces outside so it would belong to the owner of 34 Gleneida and that person would pay property tax on it. She requested clarification on how many apartments are being planned.

Mr. Voutsinas stated three (3) potential layouts were submitted; the maximum amount of apartments would be 12. He stated Carmel Town Code mandates two (2) parking spaces per apartment.

Legislator Montgomery suggested working out a deal where one of the apartments would be designated for first responders.

Mr. Voutsinas stated workforce housing is geared towards people in professions such as teaching and first responders.

Legislator Montgomery clarified that the plan is to have all apartments be exclusively workforce housing.

Mr. Voutsinas stated they are working through the details of it as it is something they are interested in.

Legislator Sayegh stated she loves the idea of rehabilitating the existing building into a utilized space rather than leaving it as an unused eyesore. She stated when the County listed this property the lack of parking was taken into consideration when determining the asking price. She stated she would be interested in what the listing price would be if the property where the parking spaces are located was included in the sale. She stated this would also make the property owner responsible for the property taxes.

Mr. Voutsinas stated he is open to discussing solutions. He stated if the County wanted to set a monthly rent for the parking spots, he would be supportive of that. He stated it had been discussed to charge \$25 per spot per month, coming to \$600 per month; \$7,200 per year. He stated they can provide decals to the registered vehicles to avoid public from parking in the lot. He stated the property taxes for 34 Gleneida are currently about \$27,000 and he expects that to increase once the planned improvements and addition is complete. He stated this is also going to be a commercial space, so the County will be collecting that sales tax as well.

Legislator Sullivan stated it may be difficult to get an appraised value on the parking spots since this would be an easement for them to be utilized by Mr. Voutsinas. He stated his support for a monthly rental of the parking spaces. He stated this is a great location for someone with the right idea, which he believes Mr. Voutsinas has. He stated this project will lead to property taxes, monthly rental, and sales tax contributing to the County's annual budget. He stated he is hopeful that the Legislature can reach an agreement with Mr. Voutsinas so this project can move forward.

Legislator Nacerino stated she sees the value in having a beautiful building in the Hamlet of Carmel and would like to see this go through. She stated as the needed approvals would come from the Town of Carmel at this point, she would be open to discussing how to structure the use of the parking spaces once that is all completed. She stated this project will be a benefit to both the community and the tax base.

Chairman Castellano stated the 24 parking spots are considerably far away from the building. He questioned if a sidewalk would be put in.

Mr. Voutsinas stated yes, they would put an ADA compliant sidewalk in.

Chairman Castellano stated given the distance between the parking lot and the building, he is curious about that the liability would be to the County in relation to an incident on the sidewalk. He stated he is supportive of a monthly payment for the parking spots rather than a lump sum. He stated he is looking forward seeing this building rehabilitated. He stated he was also a proponent of removing the building as was the plan when the Courthouse was built. He stated the building has remained all this time and it can now be put back on the tax rolls.

Legislator Montgomery stated the property has not yet been sold. She stated she would be supportive of selling the parking lot along with the property if Mr. Voutsinas would consider purchasing it. She stated this is where a County Planner would be useful, but we do not have one.

Legislator Albano stated this sounds like a positive project and he believes it should be looked into in more detail. He stated this discussion is a good start.

Chairman Castellano stated it sounds like the Legislators present this evening agree with renting out the parking spots. He questioned if it is possible to wait for the approvals from the Town of Carmel before moving forward.

Mr. Voutsinas stated approval from the County is needed first because the Town of Carmel needs the guarantee that there will be parking spots before work can begin on the building. He stated he is familiar with insurance coverage for the sidewalk and outdoor area of the property to ensure the County would not be liable for anything that happens there.

Chairman Castellano questioned if there will be an area where residents are able to pull in to bring in groceries or other items into their apartment.

Mr. Voutsinas stated there is currently an area that goes into the side of the building that could be used as a loading zone.

Legislator Sullivan stated the County owns many buildings and the insurance the County has is very broad. He stated he does not believe the sidewalk in question here between this building and the 24 parking spots would have any substantial impact on the liability to the County. He stated the property owner could also add the County as additional insured to their policy so if something were to happen there, they would get sued first before the County. He stated in looking at the letter of necessity from the Law Department, it states this is a time sensitive matter because the closing date on the contract was December 1, 2022.

Mr. Voutsinas stated he can speak to that as there were some issues that arose. He stated the building was previously Putnam Motors and there was an oil spill in the early 2000s from two (2) 2,000-gallon tanks and one (1) 500-gallon tank. He stated they were unable to locate two (2) 4,000-gallon oil tanks on the property. He stated they went back and forth trying to find this and they were able to clarify that on this parcel, the way it has been subdivided, that these two (2) tanks have no space on the parcel. He stated they received a letter from the environmentalist stating no further testing needs to be done.

Legislator Jonke stated in reference to the letter of necessity from the Law Department, there is no representative of the Law Department present to speak to this. He stated this property has been discussed month after month and it was decided to sell it the way it was. He stated if we want to redo this process, the contract should be cancelled and the process can begin over again; he is not suggesting this. He stated he supports the concept of this project and would like to work with Mr. Voutsinas. He stated we are already three (3) weeks past the December 1, 2022 closing date and questioned why discussion cannot continue until a decision is reached that everyone is in agreement with. He stated prior to entering into contract, there must have been some discussion with the Town of Carmel in terms of requirements of their Planning and Zoning Boards.

Mr. Voutsinas stated once they were in contract they went to the Town of Carmel and it was in only speaking with County officials that they found out they would be unable to put on-site parking. He stated the renderings he sent to the Legislature include 12 spots on the property, however it would be difficult to bring to fruition because they would need to go through the Unified Court System to obtain approval.

Legislator Jonke stated he believes something will be able to be worked out.

Chairman Castellano stated what is in front of the Committee this evening includes the lump sum of \$24,000 for the parking spots. He stated without speaking for the whole Legislature, it seems the monthly rental is the preferred option. He stated he would like to move this forward as quickly as possible, but he does not believe action can be taken this evening.

Legislative Counsel Firriolo stated the Committee or Chair of the Legislature could write to the County Executive and suggest that as a result of the discussion there is a consensus that they renegotiate the contract.

Legislator Sullivan suggested coming up with a number now rather than going back and forth.

Chairman Castellano stated he would like a professional opinion on that.

Legislator Jonke stated he specializes in commercial valuation and he cannot come up with a number off the top of his head.

Legislator Montgomery stated she would also like to see that the guarantee of workforce housing is included in the contract.

Mr. Voutsinas stated without this parking the County will have a difficult time finding someone to purchase this building. He stated if a restaurant were interested in utilizing this building, they would need at least 42 parking spaces which will not be possible there without variances.

Chairman Castellano stated he is supportive of sending a letter to the County Executive. He stated he is in favor of the parking spots being used for this purpose and he would like to see them be rented.

Item #19 – Adjournment

There being no further business, at 7:51pm Chairman Castellano made a motion to adjourn; Seconded by Legislator Albano. All in favor.

Respectfully submitted by Administrative Assistant, Beth Robinson.