

**Physical Services Committee Meeting
Held in Room #318
Putnam County Office Building
Members: Chairman Albano & Legislators Nacerino and Scuccimarra**

Tuesday

April 22, 2014

The meeting was called to order at 7:35 p.m. by Chairman Albano who requested that Legislator Castellano lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Nacerino and Scuccimarra were present.

Item #3) Approval/Physical Services meeting Minutes/February 20, 2014

The minutes were approved as submitted.

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

Item #17) Update/Removal of Benches in the Putnam Plaza

Transportation Manager Tamagna stated that he has appeared this evening to provide an update on the inquiry made by Legislator Oliverio on behalf of his constituents pertaining to the removal of the benches in the Putnam Plaza near Hannafords Supermarket and to provide a brief update on the first 22 days into the transition of the new bus company, MV Transportation. The official start day of MV Transportation was Tuesday, April 1, 2014.

Transportation Manager Tamagna began by thanking and introducing Quinto Rapicoli, MV Transportation Vice President of Operations for the Region and Charles Degas, MV Regional Safety Director. He stated that they will remain present in the day to day operations until needed during this transition time. Sheralee Malverty, General Manager MV Transit, an employee with Putnam County Transportation for seven (7) years. He stated that she has been promoted from her Dispatcher Position to General Manager. (Applause) He stated that counters have been put on each bus to track the number of riders. It has streamlined the process of reconciling the cash to the number of riders.

Chair Albano asked if it is an electronic counter.

Transportation Manager Tamagna stated no it is manual. It is a no fail system and inexpensive. He stated that they are also revamping their cash handling system. He stated that he would like to thank Auditor Michele Sharkey for meeting with Mr. Rapicoli on this matter. He stated that Mr. Rapicoli brings with him unbelievable experience. He stated that Mr. Rapicoli is retired from the MTA in New York City. He stated the changes made so far, at the recommendation of Mr. Rapicoli, have added to improved efficiency and there is a lot more coming. He stated that there has been "retraining" being conducted with the employees, he will allow Mr. Rapicoli to speak to that.

Quinto Rapicoli, MV Transportation Vice President of Operations for the Region stated that he is thankful for the opportunity to manage Putnam Transit. He stated April 1, 2014 was the startup date. In that short time they have hired approximately 50 people. He stated that all of the people who wanted to transfer and work for them were hired. He stated that they all were found to be qualified to work for MV Transportation. He stated in addition to Sheralee Malverty receiving a promotion there is one more promotion that will be given, however the offer has not been made to the employee yet, so he cannot share any more information on that. He stated that the local team is made up of all Putnam County Residents. He stated that he and Charles are from New York City. He stated that they have known each other and worked together for thirty years. He stated he is confident there will be obvious improvements for the Transportation Service in Putnam County as time goes on. He stated that Charles is in the process of training the drivers. He stated that some of the drivers will end up to be trainers of other drivers. He stated that they work to train and develop the local team so that they can train the local team.

Transportation Manager Tamagna stated that the Paladin Center Parking lot and the Parking lot area at the Donald B. Smith campus will both be used for the driver training. He stated that cones will be set up to create obstacle courses. He stated that MV Transportation has provided a report that is extremely informative and comprehensive. He stated that he has drafted a letter that will be distributed to all of the School Districts addressing the need to sign up for the Early Intervention (E/I) and Preschool (Pre-K) transportation. He stated the transportation for the Summer session and the Fall 2014/2015 School Year will both be coordinated. He stated that he has also, recently, responded to the tri-annual review. He stated it happens every three (3) years, and it happened right in the middle of this transition. The FTA (Federal Transit Administration) is coming to Putnam County on August 7 & 8, 2014. He stated they will be here to conduct an audit. He stated that he is moving forward with the initiatives/recommendations that he presented to the Legislature in terms of County Transportation. He stated to date 11 of the 24 Transportation Task Force Recommendations have been completed, it is predicted that 6 more will be completed by June 2014; that will mean that 17 of the 24 recommendations that came from the Transportation Task Force will have been completed. He stated that due to time restraints this evening he will not go into detail on those items, but if anyone would like to discuss them further, he is available to do so. He stated that they are still working to divest the Trolley of the Federal Regulations; they are working to diversify their fleet. He stated that the Federal Government needs to be reimbursed for the value of the Trolley; they did pay 80% of the purchase price of the Trolley, so they are entitled to 80% of the resale value of the Trolley. He stated he will keep the Legislature posted on that matter. He stated that he is planning to bring to this committee in May, an update on the Trolley matter and the re-routing. He stated that he has had a meeting with the Town Supervisor of Patterson Michael Griffin and Legislator Nacerino to discuss the transportation needs in that area. He stated that he again is going to go to each Town Board Meeting to hear what their transportation needs are and what their ideas are. He stated that he would like to have all of those meetings done by May/June.

Transportation Manager Tamagna stated that he will now provide an update on the Benches at Putnam Plaza. He stated that the first fact of the matter is that the benches do not belong to the County, they are owned by the Hannafords Supermarket. He stated that he did speak with the Sheriff's Department on this. He stated that when he contacted the Hannafords

Supermarket representative, he was told that the benches were removed because there were complaints made of people loitering and smoking. Reportedly the Landlord received numerous complaints that this was having a negative impact on the businesses in the plaza and Hannafords Supermarket was receiving complaints from their customers. He stated that he has a meeting Thursday, April 24 @ 10:00a.m. He stated they have stated that they will not put the benches back. He stated that he is looking at relocating the "Pulse Point" of the buses to the Donald B. Smith Campus, right across the street. Currently the "Pulse Point" is Putnam Plaza, it is where the transfers take place. He stated the transfers create congestion and traffic and it may be contributing to the loitering situation. So this change would be a part of the "re-routing". He stated that they will still go through the plaza. He stated also the Donald B. Smith Campus has offices that serve many of the riders of the buses, Social Services and Office for the Aging. He stated the other advantage is that it is the County's property, so the County can decide to put benches there. Also there is a Sheriff's presence, in conjunction with Social Services. Therefore there is police available in the event they are needed. He stated that part of the discussion Thursday at the meeting will be to discuss putting three (3) bus shelters in the Plaza area. He stated that will improve safety for the buses and the riders.

Legislator Oliverio stated that one of the concerns that he is hearing from some Senior Constituents that have contacted him is that there is nowhere for them to sit. He stated that many of them go there to do their grocery shopping and they need a place to sit. He questioned if the bus shelters would have seating areas.

Transportation Manager Tamagna stated no there will be no seating in the bus shelters. He stated that at the Thursday meeting he will recommend that they consider placing a bench near Hannafords.

Item #18) Other Business

18a.) Update/ Approval- Resolution "Permitting Advertising on the Buses"/County Transit Service

He stated that lastly he would like to recommend, in terms of bringing revenue into to the County, he would like to recommend that this Legislature consider passing a Resolution that would allow advertising on the buses. He stated that looking back in the archived files he found that Legislator Semo, back in 1998 proposed a Transit System Advertising resolution that he presented to the Legislature. He stated that he updated that resolution including the new rates. He stated that he is remaining very conservative on his projection of revenue; he estimates the first year that this could generate \$30,000-\$40,000. He stated that if every advertising space on every bus of the Paratransit, the fixed route buses, and the bus shelters are sold it could generate close to \$200,000 in revenue. He stated that he would like to publicly thank Bill Nulk and the Chambers. They have already gotten some local businesses who are interested in advertising. He stated that they have made it affordable to appeal to the local Putnam County businesses. He stated that was a request made by Chairwoman of the Putnam County Chambers Jennifer Maher. She made a point of stating that she did not want the option to advertise to out price the County's local businesses. He stated that he has brought his

amended resolution for the Committee to consider moving to the May Full. He stated that the edits he made were mainly to the rates that were listed in the 1998 resolution.

Legislator Scuccimarra questioned if the resolution that was presented in 1998 was approved by that Legislature.

Transportation Manager Tamagna stated that yes it was approved unanimously.

Transportation Manager Tamagna stated that he has a photo of the prototypes of the County Bus with the Logo Wrap on it. He stated that there were some really great ideas submitted. He stated that they are looking at the possibility of adding some of the SUVs to the County's fleet of buses. He stated that they are much better on gas.

Quinto Rapicoli, MV Transportation Vice President of Operations stated that the MV1 was used at his location in New York City and it has proven to be a fantastic vehicle. He stated there is low maintenance on it, easy to operate, easy to work on and good on gas mileage.

Transportation Manager Tamagna stated that the County will get one on a trial basis and see how it works.

Chair Albano made a motion to approve the Amendment of Resolution #75 of 1998/Transit System Advertising; Seconded by Legislator Scuccimarra. All in favor.

18b.) Signature Item/I/T Communication Cost Associated with Transit Service

Acting Commissioner of Planning Tully stated that he would like to request that they Physical Services Committee accept an "Other Business Item" at this time. He stated that they are requesting the approval of the Physical Services Committee for the I/T Support of the Transit System. He stated that there are some costs that they are incurring that are directly related to the new contract stemming from the need for I/T support. He stated that Auditor Sharkey has a copy of the Purchase Orders and he is requesting that the charges be made to the minor renovations account. He stated in order for Auditor Sharkey to do that she needs to the approval from this committee.

Transportation Manager Tamagna stated that the County built into the RFP that the County would provide the computer service and be responsible for all of the telephones. He stated the costs that Acting Commissioner of Planning Tully is speaking to and that Auditor Sharkey is aware of is actually holding the progress up.

Acting Commissioner of Planning Tully stated that these costs are reimbursable.

Chair Albano questioned if there is a total amount.

Auditor Sharkey stated it is \$3,500, that will only require a signature, it does not required a resolution.

Bobby Palazzo, driver trainer with MV Transportation currently (previous driver for the County of Putnam) stated that this has been a seamless transition. He stated that the people he has met so far from MV Transportation are a great group of people. He stated that he would like to thank them for affording him the opportunity for advancement. He stated in the three (3) weeks they have been in Putnam County he has observed that their first priority is safety. He stated he has been very impressed with their focus on safety. He stated also they are a great group of people to work for.

Chair Albano stated that he appreciates Mr. Palazzo's testimonial. He stated that he is appreciative to hear from someone who is working in the midst of the transition.

Item #4) Approval/Fund Transfer/Highways & Facilities/Fund Transfer (14T035)

Commissioner Pena explained that Fund Transfer (14T035) is to separate out the cost of the natural gas usage. He stated that there use to just be an energy budget line. He stated by separating the costs out it will provide a cost comparison between the cost of natural gas, electric and oil.

Legislator Scuccimarra made a motion to approve Fund Transfer/Highways & Facilities/Fund Transfer (14T035); Seconded by Legislator Nacerino. All in favor.

Item #5) Approval/Resolution/NYSEG Utility Easement/Highway Department Facility-842 Fair Street, Carmel, NY

Chair Albano made a motion to approve the Resolution/NYSEG Utility Easement/Highway Department Facility-842 Fair Street, Carmel, NY; Seconded by Legislator Nacerino. All in favor.

Item #6) Approval/Resolution/Authorizing NYSDEC Environmental Easement Former Kessman/Cross-County Sanitation Landfill (Patterson TM#13.-3-16 & 17)

First Deputy County Attorney Negro stated that this is a standard easement; it is a monitoring easement required by New York State DEC. He stated that the landfill that was formerly there has been capped.

Legislator Nacerino made a motion to approve the Resolution/Authorizing NYSDEC Environmental Easement Former Kessman/Cross-County Sanitation Landfill (Patterson TM#13.-3-16 & 17); Seconded by Chair Albano. All in favor.

Item #7) Approval/Resolution Request to Purchase Town of Putnam Valley TM#s: 85.13-1-31 & 32

Legislator Oliverio requested a description of where these properties are.

First Deputy County Attorney Negro stated that it is where the existing cemetery is in Putnam Valley. He provided names of surrounding streets.

Legislator Oliverio stated that he understood that the Town had plans to purchase that property, however they did not because of a wetlands condition there.

First Deputy County Attorney Negro provided insight on the parcel. He stated basically these are two small unavailable landlocked parcels and they are required to merge them with their existing parcel.

Chair Albano made a motion to approve the Resolution Request to Purchase Town of Putnam Valley TM#s: 85.13-1-31 & 32; Seconded by Legislator Scuccimarra. All in favor.

Item #8) Approval/Resolutions Approving Sale of Chapter 31 Properties/70 Cimarron Road, Putnam Valley (TM#72.-1-45)/78 Seminary Hill Road, Carmel (TM#55.9-1-23)

Chair Albano stated that the taxes owed on the Seminary Hill Road property are approximately \$64,000; it is being sold for \$70,000. He stated that there are a lot of issues with that property. The taxes owed on the Cimarron property are \$48,000 and it is being sold for \$71,000.

Legislator Scuccimarra made a motion to approve the two (2) Resolutions/ Approving Sale of Chapter 31 Properties/70 Cimarron Road, Putnam Valley (TM#72.-1-45)/78 Seminary Hill Road, Carmel (TM#55.9-1-23); Seconded by Legislator Nacerino. All in favor.

Item #9) Approval/Resolution Authorizing Renewal of Lease/COP With Veterans of Foreign Wars Post #1374, 32 Gleneida Avenue, Carmel, NY

Legislator Nacerino questioned if the \$9,000 covers the cost of the Lease for a year.

First Deputy County Attorney Negro stated that is correct.

Legislator Nacerino requested that First Deputy County Attorney Negro elaborate on the uses that the County has with this relationship.

First Deputy County Attorney Negro stated that the County previously had a lease with the VFW. He stated that there is ancillary parking there that the County utilizes. He stated also it is used as ancillary space for the Courts for juries.

Commissioner Pena stated that the space was greatly used while dealing with the flooding matter in the New Courthouse. He stated that it came to light also that the Courts have overflow issues and would like to continue to use the space. He stated that in the past he believes that there was a higher lease requirement, but it has since been reduced to this price as a result of the utilization of the space by the County.

Legislator Nacerino made a motion to approve Resolution Authorizing Renewal of Lease/COP With Veterans of Foreign Wars Post #1374, 32 Gleneida Avenue, Carmel, NY; Seconded by Legislator Scuccimarra. All in favor.

Item #10) Approval/Resolution/Communication Tower Space Lease Agreement-County of Putnam With Town of New Fairfield, Patterson TM#5.-1-35

Legislator Nacerino stated that this has been discussed by the Legislature, and she believes this is a very important overture for the County to engage in from an emergency response perspective.

Legislator Scuccimarra echoed Legislator Nacerino's statement.

Chair Albano stated he is concerned in terms of what this is going to end up costing the County. He requested that IT/GIS Director Lannon provide some details on this matter.

IT/GIS Director Lannon stated that the lease, as it stands now, provides space within a building, which is unique, usually a tower is required. He stated that the County would be obligated for the electricity to it; which there is already a meter in place. It would use a minimal amount of electricity to use the radios. He stated that it is a fairly small set up. He stated that things may change, but not significantly at that location.

Chair Albano stated that he wishes that they had a more permanent solution there like an option to buy at a better price.

IT/GIS Director Lannon stated that going into a lease it allows the County to step back, which is the request that was made. He stated that they have analyzed the need for the Tower and in addition they are working to secure grants that will allow the County to purchase it with no impact.

County Executive Odell stated that they did submit for the first round of grants, but Putnam County was not selected. She stated that the message that came across to the County is that it is standard not to be chosen the first time you apply. She stated that the five (5) year lease will give the County some breathing room. She stated that she believes that there is an opt-out clause in the contract.

First Deputy County Attorney Negro stated they did negotiate a "termination at will" provision so the County could terminate the lease with very little downside.

Chair Albano stated that he would be more comfortable if an agreed price to purchase the Tower were included when negotiating the lease. He stated then if we receive a Grant, in let's say, two years, we would have the option to buy it. However things change, we may not have the option; nothing is written in stone.

IT/GIS Director Lannon stated initially there was a concern because there was a price in the lease; the County expressed that they did not want to be bound by that.

Chair Albano stated that he is not saying be bound, he is stating he would like it to be an option.

IT/GIS Director Lannon stated that they want the County to buy the Tower. It would help them. They are a municipality, we are a municipality they prefer that we are the ones who purchase it. However the County needs to do their due diligence and make sure that Putnam County would be getting it at the right price. He stated this would give the County the time to get it appraised, which they have agreed to.

County Executive Odell stated that the real issue at hand is that there is a radio and communication system in Putnam County that is poor. That is the feedback that she has received from the Fire Departments. She stated that this particular cell tower is the answer to this lack of communication problem throughout the County and the different departments. She stated when she first began serving as the Putnam County Executive, then Commissioner of the Bureau of Emergency Services at that time, Robert McMahon, came to her and stated that there is approximately \$5million dollars worth of equipment that the County needs to purchase if we are to get Putnam County up to its optimum radio capacity. She stated to have this opportunity with this cell tower; although she agrees that the devil is in the details, she believes that the bigger picture needs to be looked at. She stated a tremendous opportunity has just come across our desk.

Legislator Nacerino stated that living in Patterson and knowing the struggles of the Putnam Lake Fire Department and Emergency Services is monumental. She stated that it really is a detriment to the safety of the people there if the right vehicles of communication are not in place to act in a timely fashion.

County Executive Odell stated that this past winter the County had two incidents when the Ninham Tower service went down. She stated that due to the severe weather service people could not get up to the Ninham Tower to address the problems. She stated in order to make sure that we have access to the Ninham Tower year round that road will need to be paved. She stated that there were volunteer Fire People who tried to get up to the tower and they sustained a certain amount of injury. She stated in her opinion Putnam County has outlived the Ninham Cell Tower or the County needs to invest capital dollars to get the road paved.

Chair Albano stated that he has no problem with the concept and he recognized that there is a need. He stated that he just wishes that the agreement were something a little more permanent. He stated that he would also like to see the Ninham Cell Tower remain operational.

IT/GIS Director Lannon stated that the Ninham Cell Tower will always be the primary tower in Putnam County, due to its location. He stated that this began with the problem of poor service in Putnam Lake, but it will also solve a problem in the Town of Patterson on the Route 22 corridor, and on the Eastern side of Brewster.

Legislator Nacerino stated she believes this is a good opportunity with flexibility worked into the Lease Agreement. She stated it is a work in progress.

Legislator Scuccimarra stated this kind of fell into our laps. The County was not aware that this was available. However, now that we do know she believes that we should take advantage.

The current communication in this County is substandard. She stated she believes this is a positive.

County Executive Odell stated she would like to recognize IT/GIS Director Lannon for bringing this to the County. She stated that it appears that it just fell into our lap; but it really did not. Director Lannon has been working on this radio communication issues for as long as she has been County Executive. She stated if he did not have the foresight and vision this opportunity could have passed Putnam County right by.

Legislator Scuccimarra made a motion to approve Resolution/Communication Tower Space Lease Agreement-County of Putnam With Town of New Fairfield, Patterson TM# 5.-1-35; Seconded by Chair Albano. All in favor.

Item #11) Discussion: Memo From: Commissioner Pena To: Chairman Albano Date: April 15, 2014

- **Mill Road Bridge-FEMA Project (B.A. 14A026 Agenda Item #12)**
- **Morningthorpe Bridge/Resolution To be Updated/Matching Funds up to \$500,000**

Commissioner Pena stated that the Mill Road Bridge was destroyed by Hurricane Irene. He stated that bridge serves one residence. They were looking for an alternate route to that residence and using the FEMA funds that were allocated to that project in another area. He stated unfortunately it could not be done.

Legislator Scuccimarra stated that she would like to thank Commissioner Pena and Highway Supervisor Chirico for their efforts to allocate the funds to another project. However there was a concern that the FEMA funds would be lost all together.

Commissioner Pena stated that is correct. They received indication from FEMA that if a selection was not made by the County it could be jeopardizing the funds that had been made available for the Mill Road Bridge project.

Chair Albano questioned the amount of FEMA Funds.

Commissioner Pena stated that it is \$1.2million to replace the bridge.

Chair Albano questioned the price of the one residence.

Commissioner Pena stated that many scenarios have been exhausted in an effort to level out this matter with that being said, they have circled around. He stated that that the request is to set up a budget line in order to do the work and then be reimbursed by FEMA.

Chair Albano requested an update on Morningthorpe Bridge.

Commissioner Pena stated he will begin with a brief recap. Morningthorpe Bridge is a County owned bridge. It has been closed to vehicular traffic for several years, and then was closed to pedestrian traffic as well. He stated that indicated the severity of the deterioration of the bridge. He stated that minimally the County will be faced with the removal of that bridge. He stated that is an important backdrop to this request. He stated that they have been searching for grants that would not only help remove the bridge but replace the bridge with a pedestrian bridge and

construct some pedestrian connections in the area. He stated that they were successful in receiving a \$2million dollar grant to do that. He stated the total expenditure is \$2.5million with a 20% County obligation; \$500,000 which would be the financial obligation of the County's, this was stated in a previous resolution when they applied for this grant. He stated at a minimal he believes that would be the cost to remove the bridge alone. He stated that the County will be facing that obligation shortly, with nothing to really show for it. He stated there is another \$2million dollars' worth of work that could be accomplished with this grant.

Chair Albano stated that he recalls that there is an issue with gas lines, what has been done about that.

Commissioner Pena stated that there is a gas line that is attached to the current bridge and they have contacted NYSEG. He stated that they are negotiating their participation in keeping the gas line. He stated that they are doing a cost evaluation on whether it would be more lucrative to go around or under the bridge. He stated that this is a good public project and they hope that NYSEG will choose to want to be a part of it. If NYSEG chooses to be a part of this project that may result in reducing the \$500,000 financial commitment from the County.

Item #12) Approval/Budgetary Amendment (14A026)/FEMA-Mill Road Bridge

Legislator Nacerino made a motion to approve Budgetary Amendment (14A026) FEMA-Mill Road Bridge; Seconded by Legislator Scuccimarra. All in favor.

Item #13) Discussion/Additional Signs/Peekskill Hollow Road Weight Restriction

Legislator Oliverio stated that we have had discussions on this and he has discussed needing additional signs with the Highway & Facilities Department. He stated that he recognizes that the rough winter has delayed inputting the additional signs. However now that the weather has improved they would like to see the additional signs posted. He listed the different locations that he believes additional signs should be posted: a location on Bryant Pond Road, the old turnpike road by Oregon Corners and one midway on Peekskill Hollow Road. He stated if possible right across the bridge leading into Westchester if there could be one up by the turn near the Shell Gas Station. He stated Putnam County may not be able to post a sign there, however he would appreciate it if Commissioner Pena would look into that.

Commissioner Pena stated that he agrees that Putnam County would not have the authority to post a sign there, however he will reach out to the highway authorities in Westchester.

Legislator Oliverio stated that he is glad to report that he has noticed a reduction in the truck traffic. He stated the real test will be the good weather. He stated that with the tough winter we had, it may have played a role in the reduction of truck traffic on that roadway. He stated that the additional signs that he is requesting would be helpful.

Commissioner Pena confirmed that they did receive the request for the additional signs, and yes the winter did delay the posting of the signs. He stated that they will address the request.

Victor Tiship, resident of Peekskill Hollow Road sated that he believes a sign at the top of Bryant Pond Road is very important and Barber Street stating "Restricted Roadway Ahead 12

Tons". He stated not providing the trucker with notification of the restriction until the bottom of the road poses a tough situation for the trucker, they will either try to maneuver a u-turn or just proceed down Peekskill Hollow Road, which could result in a traffic ticket for the violation and add to the deterioration of the roadway.

Commissioner Pena stated that they are focusing on all of the cross roads that lead to Peekskill Hollow Road for the posting of the signs.

Victor Tiship, resident of Peekskill Hollow Road questioned if the Sheriff's Department has been contacted about enforcement. Also he inquired if the State Police have been notified.

Legislator Oliverio stated that he has discussed this matter personally with the Sheriff about enforcing this. He stated he has not been in contact with the State Police.

Legislator Tartaro stated that he was at a meeting recently where Sheriff Smith mentioned that three (3) State Troopers will be stationed in Putnam Valley.

County Executive Odell stated that Sheriff Smith mentioned that at a meeting she held regarding shared sales tax. She stated that it was reported at that time that their location in Putnam Valley is currently in negotiations.

Victor Tiship, resident of Peekskill Hollow Road stated that he would like to make sure that the State Troopers are notified of the weight restriction on Peekskill Hollow Road and to enforce it.

Commissioner Pena stated information such as this is reported at the Traffic Safety Board Meetings, which he attends, he has brought this matter up and the Sheriff is aware of activities and he will leave it up to the Sheriff to notify the appropriate agencies.

Item #14) Update/Lake Gleneida Vegetation Management Plan Meeting

Acting Commissioner of Planning Tully stated that it is his understanding that this is one of the first Vegetation Management Plans to be approved by the DEP, so they are proud of that. He stated that it is moving forward and the DEP is very good to work with.

Chair Albano questioned how soon will work begin.

Acting Commissioner of Planning Tully stated that Cornell Cooperative, who partnered in the creation of the plan, has identified within the 200 foot section all of the evasive species. He stated that they have received approval for a boat stanchion. He stated they are planning to begin clearing the 200 foot section this Spring and begin on the area for the boat stanchion.

Commissioner Pena stated that they will proceed slowly because this is a new plan and a new approach. He stated that there is a 2000 foot section that he believes they will be able to maintain to a 4 foot section while the first 200 foot section, the beautification section, is worked on. He stated that they are projecting future action; based on the action currently being

conducted. He explained the area by the Whipple's Property, the parameters have not yet been clearly defined as to what action can be taken there. He stated that the County submits a permit for approval if there is work that the County would like to conduct.

Chair Albano stated that he receives many calls and questions from his constituents pertaining to when is come action going to take place, they are anxious to see something happen. He questioned what will be put down in the area of the boat stanchion.

Acting Commissioner of Planning Tully stated that the County has been approved to chip and place the vegetation that must be moved to create the stanchion area. He stated that also they have been approved to put down a fabric and item four as a base for the stanchion area.

Chair Albano stated that he recommends using the darker item four to make it look more natural. He stated that it would blend with that property nicely.

Acting Commissioner of Planning Tully stated that was the recommendation made to him.

Item #15) Update/Tilly Foster Task Force Core Team

Chair Albano stated that he Legislators, Scuccimarra, Nacerino, Tartaro and Gross have all attended the meetings addressing the future of the Farm. He stated that it is moving along well. He stated that there are lots of great ideas being considered. He shared some very brief ideas that are being considered. He stated that there are some water and septic issues that need to be addressed.

Legislator Nacerino stated that the plan was to have a proposal presented at the Physical Services Meeting in May; is that still on schedule?

Chair Albano stated there will be a short term plan that will be presented in May at the Physical Services Meeting. They will continue to work on a long term plan that will bring the County forward for years, but that will take more time to finalize.

County Executive Odell stated that she would like to commend the citizens of Putnam County who stepped up to get involved in this. She stated that some of the people who have attended the meetings are those that get involved with so much in the Community. She stated that this project actually attracted many different faces with diverse and skilled backgrounds as well. She stated that this has been a very positive process. She continued with a broad based summary of some of the ideas that have been discussed at the meetings. She stated that a hard stop was set for May 2014 for a reason. She stated that an aggressive work schedule is what was agreed to. She stated that the meetings were held during a variety of times, to make them accessible to anyone who wanted to attend: they were held in the evenings, during the workday, and on the weekends. She stated will they have "THE ANSWER", she stated she does not believe that was the intent. She stated they are working to narrow all of the ideas and suggestions down to what would be a sustainable use of the property. She stated that the Core Team did actually video tape all of the meetings. Therefore if anyone is interested in seeing all

of what was discussed, that is possible. She stated that she believes that by the end of May the County will have a very good indication of where we will go with this County resource.

Legislator Nacerino stated that she agrees that there were so many great ideas brought forward and wonderful people who have gotten involved with great talent and energy. She stated that is why she posed the question of is May still the target time for the proposal to be presented to the Legislature.

Chair Albano stated after walking throughout the farm property, he was pleasantly surprised. He stated that in his opinion the farm was in better shape than he had anticipated. He stated that the property has been maintained.

Bill Nulk, President Putnam County Chamber of Commerce, stated that in addition to the Public Meetings, there have been Core Teams that have been broken up into 11 subcommittees. He stated that each subcommittee focused more on a specific area. He stated that everyone agrees, who has been involved with this process, that the word needs to get out to the public that Tilly Foster Farm is in the process of being renewed and that it is a place to come and visit.

Chair Albano stated that money is a factor here. He stated that they are trying to come up with initiatives that are sustainable and even generate money.

Item #16) Discussion/Consideration to Rent the County Building 34 Gleneida Avenue- Hamlet of Carmel

Chair Albano stated that he had requested that this item be placed on the agenda. Also there is a house across the street from Tilly Foster Farm; when he sees these County owned real estate properties he wonders if they can generate revenue for the County. He stated that he believes that it would be worthwhile to explore the rental potential for these properties.

County Executive Odell stated that there has been discussion about renting the space, however the County needs to break even. She stated that there are quite a few office space vacancies in the Putnam Plaza area and across the street from the plaza. She stated that she does not think that the County could be competitively priced in the commercial rental market.

Chair Albano stated that the proximity of 34 Gleneida Avenue to the Courthouses would be very attractive to attorneys. He stated that he believes that it is worth exploring.

County Executive Odell stated she totally agrees. She stated that as County Executive and as a tax payer of Sewer District #2, there was \$3million dollars invested to promote commercial economic development, solely on the backs of the taxpayers; not funded through New York City like some of the other systems. She stated as a result Putnam Hospital came on board, residential development was added on; that was not the intent of the Sewer Plant. It was supposed to help with Economic Development and provide responsible clean water to New York City. She stated if you look at this block alone, you will see occupants that are not on the tax rolls, starting with St. James Church, Drew Methodist Church, the VFW, this County Building,

the Jail, the Carmel High School and the U.S. Post Office; she stated that she is open to any opportunity to do the right thing for that 34 Gleneida Avenue property. She stated that she would like everyone to be very mindful that the County would never tell the Town of Patterson to knock down a viable structure and have it come off the tax roll so we could put a hot dog truck and a frisbee park in its place. She stated it is a very critical and valuable piece of real estate in the County Seat, it is on Sewer and Water, this is the commerce district and she sees this as an opportunity and she would like to see that real estate put back on the tax roll and also bring jobs to Main Street. She stated that she would like to get a list of comparative commercial properties, she would like an evaluation of the building done to learn what needs to be done to it to make it a liability free rental.

Chair Albano stated that is what he is suggesting. He stated in reference to the house across from the farm. He questioned Commissioner Pena as to his opinion as to whether it is in rentable condition or not.

Commissioner Pena stated that he believes that it is.

Legislator Nacerino stated that currently the County is still incurring expenses associated with 34 Gleneida; heat, security, maintenance and insurance. She questioned if the building is suitable for renting.

County Executive Odell stated that is why she stated that she would like an evaluation of the building done to determine that.

Legislator Nacerino stated that she had taken a tour of the building and in her estimation there was a need for repair.

County Executive Odell expressed the fact that being a landlord is not an easy role to take on. She stated that she would like to provide some background for those who were not on the Legislature when that property was acquired. She stated that it was acquired for the property alone. The plan was to build the new court house, then it became an entrance and exit so the court offices could move into here, while the new courthouse was being built. She stated that it was not acquired to be used as office space. She stated that the original purchase price, she believes was \$875,000. She stated that the footprint is 1/3 of the original foot print. She stated that in today's market the assessed value of that property is \$900,000, which she believes is what was recently quoted. She stated that there could be a net gain on that property. She stated that she just wants to provide that history for those, who may not be aware of it.

Chair Albano stated that he believes all options need to be explored. He stated that if the decision is to sell that property he would like it to come with some serious deed restrictions.

County Executive Odell stated that it should also include a riverter clause too.

Chair Albano had further discussion on the possibilities for the property:

- County Executive reiterated her desire to get the property back on the tax roll and get a viable business in that location.
- Chair Albano stated that he is not on board to sell the property at this point.
- Legislator Gross stated that he is not in favor of selling it.
- Legislator Nacerino stated that she believes this conversation is in the very early stages and that there is a great deal of research and analysis that needs to be done before any decisions are made.

County Executive Odell stated that her office has already started a file on the property. It includes the history, they have maps, surveys, etc... She stated if anyone is interested in reviewing the material, please contact her office.

Legislator Nacerino stated that it is a County owned asset and the County needs to proceed with caution.

Chair Albano agrees with Legislator Nacerino all options must be looked at.

Item #19) Adjournment

There being no further business, at 9:05P.M., Chair Albano made a motion to adjourn; Seconded by Legislator Nacerino. All in favor.

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