

**AGENDA
SPECIAL MEETING
OF THE
PUTNAM COUNTY LEGISLATURE
CALLED BY THE CLERK AT THE REQUEST OF THE CHAIRWOMAN
TO BE HELD IN ROOM 318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512**

Tuesday

March 22, 2016

6:30 P.M.

The meeting was called to order at 6:35 P.M. by Chairwoman Nacerino who requested that Legislator LoBue lead in the Pledge of Allegiance. Chairwoman Nacerino led in the Legislative Prayer. Upon roll call, Legislators Scuccimarra, Gouldman, Addonizio, Albano, Gross, Castellano, LoBue and Chairwoman Nacerino were present. Legislator Wright was absent. Also present was Legislative Counsel Van Ross.

Item #4 - Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Kent TM # 43.-2-69 (failed at March 1, 2016 Full Mtg) was next.

Chairwoman Nacerino stated that it should be noted that four (4) out of the five (5) properties being voted on this evening are selling for more than the MLS listing price.

Legislator LoBue stated that she would be voting “no” for Items #4, #5, #6, #7 and #8 because she stated that she did not believe in the MLS process. She believed that we should go back to the auction process.

Chairwoman Nacerino made a motion to approve the following; seconded by Legislator Castellano.

By Roll Call Vote: Seven Ayes – Legislators Addonizio, Albano, Castellano, Gouldman, Gross, Scuccimarra and Chairwoman Nacerino. One Nay – Legislator LoBue. Legislator Wright was absent. Motion carries.

After all the MLS properties were voted on, Legislative Counsel Van Ross requested that a motion be made to reconsider Item #4.

Legislator Addonizio stated that she voted “yes” for Item #4 because she believed that she was voting on accepting the items for the meeting. Legislator Addonizio wanted to recuse herself, as she did for the other MLS properties, because she is waiting for an opinion from the Ethics Board on whether or not there is a conflict since she is a licensed realtor.

Legislator Castellano made a motion to reconsider this item; seconded by Chairwoman Nacerino.

RESOLUTION #58

**APPROVAL/SALE OF COUNTY PROPERTY PURSUANT TO CHAPTER 31 OF THE
PUTNAM COUNTY CODE**

WHEREAS, per Resolution # 81 of 2013 the Putnam County Legislature authorized the County Executive to offer certain County owned properties for sale through the applicable Multiple Listing Service utilizing the services of the licensed real estate brokers under contract with the County; and

WHEREAS, per Resolution # 123 of 2013, the Putnam County Legislature recommended that said properties be offered for sale and listed at the initial offer amounts suggested in the comparative market analyses performed by the real estate brokers for the properties, and

WHEREAS, said properties have been listed on the applicable Multiple Listing Service; and

WHEREAS, the Putnam County Administration has entered into negotiations with a prospective purchaser for the property identified as 24 Reservoir View Court, Carmel, New York (Kent TM # 43.-2-69); and

WHEREAS, the Putnam County Administration recommends the acceptance of the negotiated offer of \$15,000.00, and as further specified in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and

WHEREAS, the Putnam County Legislature has reviewed said negotiated offer, now therefore be it

RESOLVED, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 and Section 31-8 of the Putnam County Code, the Putnam County Legislature approves the sale of the property identified as 24 Reservoir View Court, Carmel, New York (Kent TM # 43.-2-69) for such amount and upon such other terms and conditions as are contained in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Executive is authorized to execute the Contract of Sale for the property identified as 24 Reservoir View Court, Carmel, New York (Kent TM # 43.-2-69) which Contract of Sale shall be in the form attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Attorney shall be authorized to take all necessary steps to complete the transfer of said property in accordance with the terms and conditions of the aforementioned Contract of Sale.

BY ROLL CALL VOTE: SIX AYES. ONE NAY – LEGISLATOR LOBUE. ONE RECUSAL – LEGISLATOR ADDONIZIO. LEGISLATOR WRIGHT WAS ABSENT. MOTION CARRIES.

Item #5 – Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Patterson TM # 25.41-1-19 (failed at March 1, 2016 Full Mtg) was next.

Chairwoman Nacerino moved the following; seconded by Legislator Castellano.

Legislator Addonizio stated that she would be recusing herself because she is still waiting for a response from the Ethics Board if there is any conflicts due to the fact that she is a licensed realtor.

By Roll Call Vote: Five Ayes – Legislators Albano, Castellano, Gouldman, Scuccimarra and Chairwoman Nacerino. Two Nays – Legislators Gross and LoBue. One Recusal – Legislator Addonizio. Legislator Wright was absent. Motion Fails.

Chairwoman Nacerino questioned if Legislator Addonizio was recusing herself for all of the properties because she just voted “yes” for the first one.

Legislator Addonizio stated “yes.” She stated that on the previous item she believed that she was voting to accept the items.

APPROVAL/SALE OF COUNTY PROPERTY PURSUANT TO CHAPTER 31 OF THE PUTNAM COUNTY CODE

WHEREAS, per Resolution # 101 of 2015 the Putnam County Legislature authorized the County Executive to offer certain County owned properties for sale through the applicable Multiple Listing Service utilizing the services of the licensed real estate brokers under contract with the County; and

WHEREAS, per Resolution # 209 of 2015, the Putnam County Legislature recommended that said properties be offered for sale and listed at the initial offer amounts suggested in the comparative market analyses performed by the real estate brokers for the properties, and

WHEREAS, said properties have been listed on the applicable Multiple Listing Service; and

WHEREAS, the Putnam County Administration has entered into negotiations with a prospective purchaser for the property identified as 16 Freemont Road, Patterson, New York (Patterson TM # 25.41-1-19); and

WHEREAS, the Putnam County Administration recommends the acceptance of the negotiated offer of \$45,000.00, and as further specified in the Contract of Sale, which is attached hereto and made a part hereof as Schedule “A”; and

WHEREAS, the Putnam County Legislature has reviewed said negotiated offer, now therefore be it

RESOLVED, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 and Section 31-8 of the Putnam County Code, the Putnam County Legislature approves the sale of the property identified as 16 Freemont Road, Patterson, New York (Patterson TM # 25.41-1-19) for such amount and upon such other terms and conditions as are contained in the Contract of Sale, which is attached hereto and made a part hereof as Schedule “A”; and be it further

RESOLVED, that the County Executive is authorized to execute the Contract of Sale for the property identified as 16 Freemont Road, Patterson, New York (Patterson TM # 25.41-1-19) which Contract of Sale shall be in the form attached hereto and made a part hereof as Schedule “A”; and be it further

RESOLVED, that the County Attorney shall be authorized to take all necessary steps to complete the transfer of said property in accordance with the terms and conditions of the aforementioned Contract of Sale.

Item #6 – Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Southeast TM # 56.81-1-8 (failed at March 1, 2016 Full Mtg) was next.

Chairwoman Nacerino moved the following; seconded by Legislator Castellano.

Legislator Castellano stated that there is some disagreement on whether to sell the properties through the MLS process or not. He believed that the MLS was a good procedure. He stated that four (4) of the properties sold for more than the listing price. He believed that we also need to take into consideration the neighbors of these

properties, the local municipalities that will get these properties back on the tax map and that the County will stop paying the school taxes, which will be a big savings. He believed that selling these properties was the right thing for Putnam County, the neighbors of these properties and the local towns.

Legislator Albano concurred with Legislator Castellano. He believed that these properties were also a liability exposure for the County. He believed that it absolutely made sense to put them back on the tax rolls. He believed in the past, many of the properties that were auctioned end up coming back to the County. He stated that these properties have been looked at by professional realtors to evaluate what the market value is. He believed there was no advantage to hold onto these properties just to get a few more dollars.

Chairwoman Nacerino stated that it was not the County's objective to be a landlord. She stated that if we could improve the esthetic value of these properties and put it back on the tax rolls, she believed it was certainly something we should strive to do. She stated that while she appreciated Legislator LoBue's query into looking back at the auction process, she believed it would prove that the MLS system is the more effective system which is why it was changed in the first place.

Legislator Scuccimarra concurred. She stated that almost four (4) years ago we went to this method because the auction process was proving that we were not receiving much money for these properties. They were being purchased by out of town residents that later found out that they couldn't do what they wanted to do on these properties. She believed that the MLS process has been a proven method for the last four (4) years. She stated that we had one problem with one of the properties out of the whole time we have been using this method. She stated that we discussed and realized why this one property was being sold for only \$15,000. She stated that she cannot believe we are not continuing this proven MLS process for these homes because of one (1) property.

Legislator Castellano stated that these are properties that we have held onto for at least three (3) years that we have paid taxes on. He stated that this is incoming money for Putnam County, a benefit to the neighbors that live next door to these abandoned properties. He stated that every time there is a storm, we need to check on these properties. He believed that the right thing to do was to sell these properties.

Legislator LoBue stated that it has not been proven that the MLS process is a better method.

Chairwoman Nacerino stated that the question this evening is not the methodology by which we are going to approve these properties. She stated that it is for all the reasons stated by Legislator Castellano and to relieve ourselves from the burdens of these properties and to get them back on the tax rolls.

Legislator Castellano stated that it is possible to change this formula in the future. However, these properties can be sold for higher than list price which is a win for the County. He stated that we are not making any money off these properties, but we need to get rid of them and we do have some buyers interested.

Legislator Albano stated that we agreed on listing these properties for a certain price and we are getting an offer for at least that, if not more.

RESOLUTION #59

APPROVAL/SALE OF COUNTY PROPERTY PURSUANT TO CHAPTER 31 OF THE PUTNAM COUNTY CODE

WHEREAS, per Resolution # 101 of 2015 the Putnam County Legislature authorized the County Executive to offer certain County owned properties for sale through the applicable Multiple Listing Service utilizing the services of the licensed real estate brokers under contract with the County; and

WHEREAS, per Resolution # 209 of 2015, the Putnam County Legislature recommended that said properties be offered for sale and listed at the initial offer amounts suggested in the comparative market analyses performed by the real estate brokers for the properties, and

WHEREAS, said properties have been listed on the applicable Multiple Listing Service; and

WHEREAS, the Putnam County Administration has entered into negotiations with a prospective purchaser for the property identified as 20 Putnam Terrace, Brewster, New York (Southeast TM # 56.81-1-8); and

WHEREAS, the Putnam County Administration recommends the acceptance of the negotiated offer of \$43,500.00, and as further specified in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and

WHEREAS, the Putnam County Legislature has reviewed said negotiated offer, now therefore be it

RESOLVED, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 and Section 31-8 of the Putnam County Code, the Putnam County Legislature approves the sale of the property identified as 20 Putnam Terrace, Brewster, New York (Southeast TM # 56.81-1-8) for such amount and upon such other terms and conditions as are contained in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Executive is authorized to execute the Contract of Sale for the property identified as 20 Putnam Terrace, Brewster, New York (Southeast TM # 56.81-1-8) which Contract of Sale shall be in the form attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Attorney shall be authorized to take all necessary steps to complete the transfer of said property in accordance with the terms and conditions of the aforementioned Contract of Sale.

BY ROLL CALL VOTE: SIX AYES. ONE NAY – LEGISLATOR LOBUE. ONE RECUSAL – LEGISLATOR ADDONIZIO. LEGISLATOR WRIGHT WAS ABSENT. MOTION CARRIES.

Item #7 – Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Putnam Valley TM # 73.5-2-60 (failed at March 1, 2016 Full Mtg) was next. Chairwoman Nacerino moved the following; seconded by Legislator Castellano.

RESOLUTION #60

APPROVAL/SALE OF COUNTY PROPERTY PURSUANT TO CHAPTER 31 OF THE PUTNAM COUNTY CODE

WHEREAS, per Resolution # 101 of 2015 the Putnam County Legislature authorized the County Executive to offer certain County owned properties for sale through the applicable Multiple Listing Service utilizing the services of the licensed real estate brokers under contract with the County; and

WHEREAS, per Resolution # 209 of 2015, the Putnam County Legislature recommended that said properties be offered for sale and listed at the initial offer amounts suggested in the comparative market analyses performed by the real estate brokers for the properties, and

WHEREAS, said properties have been listed on the applicable Multiple Listing Service; and

WHEREAS, the Putnam County Administration has entered into negotiations with a prospective purchaser for the property identified as 9 Sunset Hill Road, Putnam Valley, New York (Putnam Valley TM # 73.5-2-60); and

WHEREAS, the Putnam County Administration recommends the acceptance of the negotiated offer of \$70,000.00, and as further specified in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and

WHEREAS, the Putnam County Legislature has reviewed said negotiated offer, now therefore be it

RESOLVED, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 and Section 31-8 of the Putnam County Code, the Putnam County Legislature approves the sale of the property identified as 9 Sunset Hill Road, Putnam Valley, New York (Putnam Valley TM # 73.5-2-60) for such amount and upon such other terms and conditions as are contained in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Executive is authorized to execute the Contract of Sale for the property identified as 9 Sunset Hill Road, Putnam Valley, New York (Putnam Valley TM # 73.5-2-60) which Contract of Sale shall be in the form attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Attorney shall be authorized to take all necessary steps to complete the transfer of said property in accordance with the terms and conditions of the aforementioned Contract of Sale.

BY ROLL CALL VOTE: SIX AYES. ONE NAY – LEGISLATOR LOBUE. ONE RECUSAL – LEGISLATOR ADDONIZIO. LEGISLATOR WRIGHT WAS ABSENT. MOTION CARRIES.

Item #8 – Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Putnam Valley TM # 62.17-3-62 & 63 (failed at March 1, 2016 Full Mtg) was next. Chairwoman Nacerino moved the following; seconded by Legislator Castellano.

RESOLUTION #61

APPROVAL/SALE OF COUNTY PROPERTY PURSUANT TO CHAPTER 31 OF THE PUTNAM COUNTY CODE

WHEREAS, per Resolution # 101 of 2015 the Putnam County Legislature authorized the County Executive to offer certain County owned properties for sale through the applicable Multiple Listing Service utilizing the services of the licensed real estate brokers under contract with the County; and

WHEREAS, per Resolution # 209 of 2015, the Putnam County Legislature recommended that said properties be offered for sale and listed at the initial offer

amounts suggested in the comparative market analyses performed by the real estate brokers for the properties, and

WHEREAS, said properties have been listed on the applicable Multiple Listing Service; and

WHEREAS, the Putnam County Administration has entered into negotiations with a prospective purchaser for the property identified as 13 Dusty Lane, Putnam Valley, New York (Putnam Valley TM # 62.17-3-62 & 63); and

WHEREAS, the Putnam County Administration recommends the acceptance of the negotiated offer of \$75,000.00, and as further specified in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and

WHEREAS, the Putnam County Legislature has reviewed said negotiated offer, now therefore be it

RESOLVED, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 and Section 31-8 of the Putnam County Code, the Putnam County Legislature approves the sale of the property identified as 13 Dusty Lane, Putnam Valley, New York (Putnam Valley TM # 62.17-3-62 & 63) for such amount and upon such other terms and conditions as are contained in the Contract of Sale, which is attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Executive is authorized to execute the Contract of Sale for the property identified as 13 Dusty Lane, Putnam Valley, New York (Putnam Valley TM # 62.17-3-62 & 63) which Contract of Sale shall be in the form attached hereto and made a part hereof as Schedule "A"; and be it further

RESOLVED, that the County Attorney shall be authorized to take all necessary steps to complete the transfer of said property in accordance with the terms and conditions of the aforementioned Contract of Sale.

BY ROLL CALL VOTE: SIX AYES. ONE NAY – LEGISLATOR LOBUE. ONE RECUSAL – LEGISLATOR ADDONIZIO. LEGISLATOR WRIGHT WAS ABSENT. MOTION CARRIES.

Legislative Counsel Van Ross asked that we reconsider the vote on Item #4 so that the recusal of Legislator Addonizio can be properly noted.

Item # 9 – Approval/Amendment To Tax Collector Warrant/Enter Into 2016 Book Of Proceedings/Reso #296 of 2015 was next. Chairwoman Nacerino moved the following; seconded by Legislator Castellano.

Chairwoman Nacerino stated that this necessitated because the Fire Districts in the Town of Kent were shorted from the amounts on the budget.

RESOLUTION #62

APPROVAL/AMENDMENT TO TAX COLLECTOR WARRANT/ENTER INTO 2016 BOOK OF PROCEEDINGS/RESO #296 of 2015

WHEREAS, an amended Tax Collector Warrant have has been received for the Town of Kent for the year 2015 and signed by the Chairwoman and the Clerk of the Putnam County Legislature; now therefore be it

RESOLVED, that the amended Tax Collector Warrant for the Town of Kent is hereby entered into the 2016 Book of Proceedings for the Putnam County Legislature.

BY POLL VOTE: ALL AYES. LEGISLATOR WRIGHT WAS ABSENT. MOTION CARRIES.

There being no further business, at 6:50 P.M., Chairwoman Nacerino made a motion to adjourn; seconded by Legislator Castellano. All in favor.

Respectfully submitted by Diane Schonfeld, Clerk.