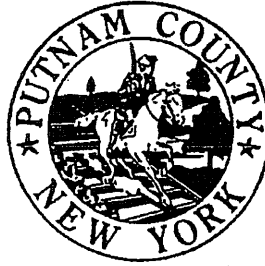


THE PUTNAM COUNTY LEGISLATURE

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

Paul E. Jonke *Chairman*
Amy E. Sayegh *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
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Erin L. Crowley	Dist. 9

AGENDA

PHYSICAL SERVICES COMMITTEE

TO BE HELD IN ROOM 318

PUTNAM COUNTY OFFICE BUILDING

CARMEL, NEW YORK 10512

(Chairman Gouldman, Legislators Castellano, & Montgomery)

Tuesday

6:30P.M.

March 14, 2023

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Acceptance/ Physical Services Meeting Minutes/ February 22, 2023**
- 4. Approval/ Tilly Foster Farm - BOCES Lease Renewal/ Senior Deputy County Attorney Conor McKiernan**
- 5. Update/ 34 Gleneida Avenue – County Property**
- 6. Other Business**
- 7. Adjournment**

PHYS.
MARCH
14th

#3

**PHYSICAL SERVICES COMMITTEE MEETING
40 Gleneida Avenue Room #318
Carmel, NY 10512**

Committee Members: Chairman Castellano, Legislators Gouldman & Montgomery)

Wednesday

February 22, 2023

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

Item #3 - Acceptance/ Physical Services Meeting Minutes/ December 19, 2022

Chairman Castellano stated the minutes were accepted as submitted.

Item #4 - Approval/ Budgetary Amendment 22A089/ Adjust Capital Budget for the Stoneleigh/ Drewville Intersection Project/ Commissioner of Finance Carlin

Chairman Castellano stated this is a request to place the funding in the correct budget lines. He stated Commissioner of Finance Carlin is present if anyone has any questions.

Commissioner of Finance Carlin stated the project is projected to cost \$6.9 million.

Chairman Castellano made a motion to Approve/ Budgetary Amendment 22A089/ Adjust Capital Budget for the Stoneleigh/ Drewville Intersection Project; Seconded by Legislator Gouldman. All in favor.

Item #5 - Approval/ Budgetary Amendment 22A090/ Adjust the Capital Budget for the Drewville Road Bridge Replacement Project to Include Supplemental Agreement #2 from the NYSDOT/ Commissioner of Finance William Carlin

Commissioner of Finance Carlin stated the County was awarded from the New York State Department of Transportation Marchiselli funds for this project, the Drewville Road Bridge Replacement Project. He stated the amount awarded was \$798,000.

Chairman Castellano made a motion to Approve/ Budgetary Amendment 22A090/ Adjust the Capital Budget for the Drewville Road Bridge Replacement Project to Include Supplemental Agreement #2 from the NYSDOT; Seconded by Legislator Montgomery. All in favor.

Item #6 - Approval/ Soil and Water Conservation District Re-Appointment Brian Bergen- Term to Expire 12/31/2025/ SWCD Provisional Director Neal Tomann

Legislator Gouldman expressed his appreciation for having the proper documentation provided with this request.

Legislator Montgomery stated Mr. Bergen has been a great steward of the land in Philipstown. She stated his expertise and knowledge is very valuable and she is very happy to support this re-appointment.

Chairman Castellano made a motion to Approve/ Soil and Water Conservation District Re-Appointment Brian Bergen- Term to Expire 12/31/2025/ SWCD Provisional Director Neal Tomann; Seconded by Legislator Gouldman. All in favor.

Item #7 - Other Business

Legislator Montgomery made a motion to have a discussion regarding remote access live streaming of the Legislature's Committee Meetings; No Second. Motion Failed.

Item #8 - Adjournment

There being no further business at 7:43 PM Chairman Castellano made a motion to adjourn; Seconded by Legislator Gouldman. All in favor.

Respectfully submitted by Deputy Clerk Diane Trabulsy.

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AGENDA

PHYSICAL SERVICES COMMITTEE

TO BE HELD IN ROOM 318

PUTNAM COUNTY OFFICE BUILDING

CARMEL, NEW YORK 10512

(Chairman Castellano, Legislators, Gouldman & Montgomery)

Wednesday

February 22, 2023

(To Immediately Follow the Health Meeting @ 6:30PM)

1. Pledge of Allegiance
2. Roll Call
3. Acceptance/ Physical Services Meeting Minutes/ December 19, 2022
4. Approval/ Budgetary Amendment 22A089/ Adjust Capital Budget for the Stoneleigh/ Drewville Intersection Project/ Commissioner of Finance Carlin
5. Approval/ Budgetary Amendment 22A090/ Adjust the Capital Budget for the Drewville Road Bridge Replacement Project to Include Supplemental Agreement #2 from the NYSDOT/ Commissioner of Finance William Carlin
6. Approval/ Soil and Water Conservation District Re-Appointment Brian Bergen- Term to Expire 12/31/2025/ SWCD Provisional Director Neal Tomann
7. Other Business
8. Adjournment

**Physical Services Committee Mtg.
March 14, 2023
#4**

- #4. Approval/ Tilly Foster Farm - BOCES Lease Renewal/ Senior Deputy County Attorney Conor McKiernan**

CRON: WOG

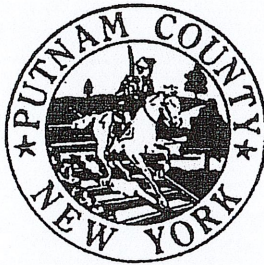
THE PUTNAM COUNTY LEGISLATURE

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CC: All
Thrup. MARCH

Update #5

Paul E. Jonke *Chairman*
Amy E. Sayegh *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



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Erin L. Crowley	Dist. 9

MEMORANDUM

DATE: March 9, 2023

TO: Kevin Byrne Putnam County Executive
Compton Spain Putnam County Attorney

FROM: William Gouldman
Chairman Physical Services Committee

RE: Update – 34 Gleneida Avenue

In response to my colleague, Legislator Castellano, I am writing to request you or a representative from your department attend the Tuesday, March 14, 2023, Physical Services Committee Meeting at 6:30p.m.

As you are aware the matter of 34 Gleneida Avenue came before the Legislature in December of 2022. Respectfully, I request that an update be provided to the Legislature at the March 14th meeting. I have attached the correspondence from Legislator Castellano, for your information.

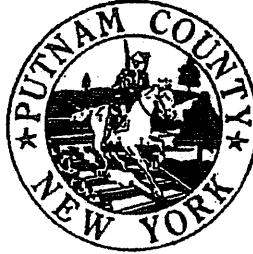
Thank you.

Attachment

THE PUTNAM COUNTY LEGISLATURE

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MEMORANDUM

TO: William Gouldman
Chairman, Physical Services Committee

FROM: Joseph Castellano
Legislator, District #7

DATE: March 8, 2023

RE: 34 Gleneida Avenue

Please see the attached correspondence I forwarded to the previous Administration and current Administration following the discussion at the December 20, 2022 Audit & Administration Committee meeting pertaining to an easement agreement for 24 parking spaces associated with the proposed sale of 34 Gleneida Avenue.

Respectfully, I request this matter be placed on the March Physical Services Committee meeting agenda for discussion. I request that the County Executive be invited to provide the Legislature with an update on the contract of sale of 34 Gleneida Avenue and an opinion on potentially leasing the 24 parking spots. Also, I respectfully request that County Attorney Compton Spain, or a representative of his department, be in attendance to participate in said discussion.

Thank you for your consideration of this matter.

Att./

THE PUTNAM COUNTY LEGISLATURE

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MEMORANDUM

DATE: February 1, 2023

TO: Kevin Byrne
Putnam County Executive

Compton Spain
Putnam County Attorney

FROM: Joseph Castellano
Chairman, Audit & Administration Committee

RE: 34 Gleneida Avenue

Since my January 18, 2023 memorandum, I have been contacted by Byron Voutsinas, the potential buyer of the property at 34 Gleneida Avenue, who is looking for a status update on the contract he signed in October. Mr. Voutsinas notified me that at that time it was also signed by the previous County Executive. The Legislature has not received a copy of said contract.

As this is a matter being handled by the Administration, I respectfully request an update on the status of the contract for the sale of 34 Gleneida Avenue be provided to Mr. Voutsinas as soon as possible. Further, I request that the Legislature be kept apprised on the status of the sale of this property.

Thank you for your attention to this request.

cc: Byron Voutsinas (via email: byronvflp@gmail.com)

THE PUTNAM COUNTY LEGISLATURE

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MEMORANDUM

DATE: January 18, 2023

TO: Kevin Byrne
Putnam County Executive

Compton Spain
Putnam County Attorney

FROM: Joseph Castellano
Chairman, Audit & Administration Committee

RE: 34 Gleneida Avenue

On December 22, 2022 I sent the attached memorandum to the previous Administration regarding the sale of County property located at 34 Gleneida Avenue in the Town of Carmel. Specifically, the memorandum details two important items that were discussed at the December 20, 2022 Audit & Administration Committee Meeting; obtaining an appraisal of the 24 parking spots being requested by the purchaser and the requirement for the purchaser to provide liability insurance related to the use of the parking spots.

With the transition after the New Year, I wanted to make sure the new Administration was in receipt of this memorandum as well. Respectfully, I request any available update on these requests be provided to the Legislature.

Please note the placement of this matter on the Audit & Administration Committee in December was requested by the previous Administration and agreed upon by the former Chairman of the Legislature in an effort to have it addressed prior to the end of the year. As this matter relates to the sale of County property, it would be more appropriately considered by the Physical Services Committee. As Chairman of both the Audit & Administration Committee and the Physical Services Committee, I am happy to entertain your request for any further discussion, consideration, and/or approvals related to the County property located at 34 Gleneida Avenue in the Physical Services Committee.

Thank you for your attention to this request.

Attachment

/br

THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue
Carmel, New York 10512
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Neal L. Sullivan *Chairman*
Paul E. Jonke *Deputy Chair*
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Robert Firriolo *Counsel*



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Neal L. Sullivan Dist. 9

MEMORANDUM

DATE: December 22, 2022

TO: MaryEllen Odell Putnam County Executive
Jennifer Bumgarner Putnam County Attorney

FROM: Joseph Castellano
Chairman Audit & Administration Committee

RE: Authorizing Easement Agreement of County Property for 24 Parking Spaces Associated with the Sale of 34 Gleneida Avenue

At the December 20, 2022, Audit & Administration meeting the request submitted as other business, "Authorizing Easement Agreement of County Property for 24 Parking Spaces Associated with the Sale of 34 Gleneida Avenue" was discussed.

Per Section 31-4 of the Putnam County Code, a resolution of conveyance, setting the terms, not limited to the price, needs to be proposed to the Legislature for consideration of the sale of 34 Gleneida. With that said, the discussion of this matter resulted in a consensus of the Legislators present not to approve an easement on the parking spaces for a one-time payment by the purchaser. Instead, they would prefer a rental / lease agreement for a fixed term, which can be renegotiated / escalated in the future. The discussion involved the consideration that the buyer pays the County a fee of \$25 per spot per month for 24 spots (i.e., \$600 per month, \$7,200 per year) which the purchaser seemed to think was a fair price. However, also recommended and supported during the discussion was that a professional appraisal of the value of the parking spots in conjunction with the sale of the 34 Gleneida be done. That is, in addition to the valuation of the spots themselves, what is the effect of the value of the 34 Gleneida property if it comes with parking spots.

Additionally, the Legislature wants the seller to be contractually bound to provide liability insurance for the portion of the parking lot it will be using, as well as any sidewalks or walkways leading to / from the parking to / from the building.

Lastly, in the case of a rental / lease for the parking spots, the contract needs to address whether lessee or the County is responsible for maintenance and snow removal. The terms and conditions to be considered should also address that the lessee, and not the County, is responsible for enforcing parking restriction on the spots.

If you have any questions, please do not hesitate to contact me. Thank you.

Attachment

**Physical Services Committee Mtg.
March 14, 2023
#5**

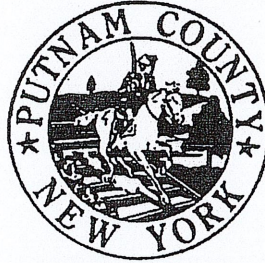
#5. Update/ 34 Gleneida Avenue – County Property

THE PUTNAM COUNTY LEGISLATURE

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

cc: All
Phap.
3/14/23
#5

Paul E. Jonke *Chairman*
Amy E. Sayegh *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



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MEMORANDUM

DATE: March 9, 2023
TO: All Legislators
FROM: Erin Crowley *Erin L. Crowley*
Legislator, District #9
RE: 34 Gleneida Avenue

I have a problem with the lack of transparency on the potential sale of 34 Gleneida in its entirety. It has come to my attention that one of the sitting legislators is related to the buyer and originally tried to facilitate the purchase of this property to her son-in-law at a favorable price. During our discussions she remained tight lipped and evasive.

I have no problem with selling a County property to anyone, but if an elected official is personally related they need to lay it all out on the table. We represent the people, and the Legislature should be held to a higher standard when it comes to ethics and treatment of all its transactions; we owe it to our constituents.

Finally, the back and forth between the County and the buyer's lawyer is childish and redundant. I feel that if we are to entertain this any further then we should proceed as if it is an entirely new listing. It should be reappraised since it has been a year and much has changed within our economy and possibly the state of the building, and then put up for sale again.