

PHYSICAL SERVICES COMMITTEE MEETING
40 Gleneida Avenue Room #318
CARMEL, NEW YORK 10512
(Chairman Albano, Legislators Castellano & Gouldman)

Monday

November 22, 2021

(To Immediately Follow Eco Development & Energy Committee @ 6:00pm)

The meeting was called to order at 6:05p.m. by Chairman Albano who requested Legislator Gouldman lead in the Pledge of Allegiance. Upon roll call, Legislator Gouldman and Chairman Albano were present. Legislator Castellano was absent.

Item #3 - Approval/ Physical Services Meeting Minutes/ September 22 & October 13, 2021

Chairman Albano stated the minutes were accepted as submitted.

Item #4 - Approval/ County Open Space/ Tax Map #'S 23.12-1-50 & 23.-2.45/ Town of Patterson/ Commissioner of Finance Carlin

Chairman Albano explained agenda items 4, 5, 6 & 7 involve sub-standard properties, owned by the County, as a result of unpaid taxes on the parcels. He stated the parcels, if approved by the Legislature, will be added to the inventory of the County owned open space.

Chairman Albano made a motion to Approve County Open Space Tax Map #'S 23.12-1-50 & 23.-2.45/ Town of Patterson; Seconded by Legislator Gouldman. All in favor.

Item #5 - Approval/ County Open Space/ Tax Map #'s 56.15-1-5, 56.17-1-11, 56.19-1-46, 56.19-1-47/ Town of Southeast/ Commissioner of Finance Carlin

Chairman Albano made a motion to Approve County Open Space/ Tax Map #'s 56.15-1-5, 56.17-1-11, 56.19-1-46, 56.19-1-47/ Town of Southeast; Seconded by Legislator Gouldman. All in favor.

Item #6 - Approval/ County Open Space/ Tax Map #'s 84.11-1-3, 62.-1-40 & 91.8-1-21/ Town of Putnam Valley/ Commissioner of Finance Carlin

Chairman Albano made a motion to Approve County Open Space/ Tax Map #'s 84.11-1-3, 62.-1-40 & 91.8-1-21/ Town of Putnam Valley; Seconded by Legislator Gouldman. All in favor.

Item #7 - Approval/ County Open Space/ Tax Map #'s 53.16-2-5, 75.6-2-28, 75.6-2-40, & 75.6-2-62/ Town of Carmel / Commissioner of Finance Carlin

Chairman Albano made a motion to Approve / County Open Space/ Tax Map #'s 53.16-2-5, 75.6-2-28, 75.6-2-40, & 75.6-2-62/ Town of Carmel; Seconded by Legislator Castellano. All in favor.

Item #8 - Approval/ Tilly Foster Farm – Building #7- Lease to Jar Worthy, Inc/ County Attorney Bumgarner

County Attorney Bumgarner stated this lease involves the first floor of building #7 on the Tilly Foster Farm (Farm) property. She stated said space was previously unoccupied. She stated she has been told that the water and plumbing systems are in the basement of said building, therefore the heat is on regardless of if the building is occupied or not. She stated this proposed lease includes monthly rent of \$800. She stated any maintenance or repairs over \$1,500 is the responsibility of the County. She stated snow and ice removal is the responsibility of the County. She stated normal cleaning, wear and tear is the responsibility of the tenant. She stated the purpose of the lease is to allow the tenants to operate, what is being referred to as a “general store”. She stated they will be selling all of the products they (Jar Worthy) had been selling at their location on Fair Street as well as providing the service to Tilly Foster by selling anything that is grown or produced on the farm as well/or from local artisans and famers and so forth. She stated the owner of Jar Worthy did sell some of the surplus produce that is grown on the Farm in the fall at an event that was held there. She stated all the proceeds from anything that is the property of the County will come back to the County. She stated Commissioner of Finance Carlin is negotiating a separate agreement with the owner of Jar Worthy in respect to policies and procedures for exactly how that will happen. She stated she simultaneously submitted a request to the Watershed Agricultural Council Committee for a “change of use for the first floor of Building #7” because it is located in the municipal acceptable development area. She stated the Watershed Agricultural Council Committee met the second week of November; therefore, she anticipates hearing back very soon. She stated a copy of the lease agreement was required to be submitted along with the request. She stated under the easement they have the right to approve the lease agreement and the terms. She stated the terms are subject to all of the many provisions of the Watershed Agricultural Easement as well as will the operations.

Chairman Albano stated said location was the old Rock and Roll Museum. He stated he believes this proposal would be a nice compliment to the Farm.

Legislator Jonke questioned how the price per square foot was arrived at. It was confirmed in the backup that the space to be leased is 1,660 square feet.

County Attorney Bumgarner stated the County Executive negotiated the terms of the Lease Agreement.

Legislator Jonke stated \$800 per month for that square footage sounds low to him.

County Attorney stated she believes it is low because of the fact that the Tenant will be selling the County's products at no additional cost.

Legislator Sayegh stated when the County began farming at the Farm, the agreement was that the County would not compete with our local farms and local stores. She questioned how will that work.

County Attorney Bumgarner stated she has been told the County has an overabundance of produce every year and opposed to it going to waste the proposal is to sell it.

Legislator Sayegh stated as a follow up to that, she thought they were supposed to be donating the produce to the Senior Centers, the Soup Kitchens and Homeless Shelters. She stated she did not realize, nor was it understood that the County would be selling it.

Legislator Nacerino questioned what the hours of operation would be.

County Attorney Bumgarner stated she is not aware of the hours they have established as their business hours. She stated the lease provides that they have the ability to operate at all times.

Legislator Montgomery stated it is her understanding that Jar Worthy is already in Building #7 and operating, she requested confirmation of that.

County Attorney Bumgarner stated she does not have the answer to that and believes it is a question better directed to members of the Highways & Facilities Department.

Legislator Montgomery stated she also understands Building #7 has been renovated at the cost of the County.

County Attorney Bumgarner stated as far as she knows is the water was turned back on and it was painted.

Chairman Albano stated it is a functioning building and in relatively good shape.

Legislator Montgomery stated we know that Jar Worthy has used the Farm products and sold them, has the County received those profits back. She stated she would like the answers to her questions. She stated she will write them and submit them to the Chairman Albano to get answers. She stated she hopes this item will not move forward, because there are a lot of

unanswered questions. She stated the owner of Jar Worthy appears to also be the General Manager of the Farm, and the County Golf Course. She stated she sees that as a conflict.

County Attorney Bumgarner stated they are two (2) different people.

Legislator Montgomery stated the resume attached to the backup is the General Manager's.

County Attorney Bumgarner stated it was attached in error, it was a whole packet sent to her from the County Executive's Office.

Legislator Montgomery stated obviously the owner of Jar Worthy is affiliated with the General Manager of the Putnam Golf Course and Tilly Foster Farm. She stated she would like to understand any conflict. She stated also this leads to the fact that there was no request for proposals or advertising that the space was available to any other business. She stated that is concerning. She stated she does not understand how one can get access to proposing space at Tilly Foster Farm. She stated for clarification the resume attached to the backup is not the actual person who owns Jar Worthy.

County Attorney Bumgarner stated Dana Hanrahan is the Owner of Jar Worthy, Inc.

Legislator Montgomery questioned if the General Manager and the owner of Jar Worthy have a relationship.

County Attorney Bumgarner stated the last names are spelt differently.

Legislator Montgomery questioned if there is absolutely no relation between these two (2).

County Attorney Bumgarner stated she does not know the answer to that.

Legislator Montgomery stated she believes there is an affiliation between the two (2) as well as there being an affiliation between the Deputy County Executive Feighery. She stated that Dana Hanrahan just bought Fiddlers Green from Deputy County Executive Feighery. She stated there seems to be something going on here and the ruling from the Watershed Council has not been received yet, and we do not have a clear understanding of the use of products owned by the taxpayers given to Jar Worthy and being sold and there seems to be a conflict of interest and nepotism going on between the ownership.

Chairman Albano facilitated further discussion. He directed Legislator Montgomery to put her questions in writing and they will be addressed.

Legislator Montgomery confirmed and requested that this matter not be moved forward this evening, because there are so many unanswered questions. She stated she believes rent at \$800 per month for approximately 1,600 square feet is insane.

Legislator Sayegh stated she has not been privy to any of the information that Legislator Montgomery has been stating. She questioned where the information was coming from and is it speculative or actual information that these two (2) people are related.

Legislator Montgomery stated if you do a simple white page search you see who is associated with the person you search. She stated Dana Hanrahan is one of the people who is listed when you search Katie Hanrahand. She stated someone provided it to her. She stated the information pertaining to Dana Hanrahan purchasing Fiddlers Green from the Deputy County Executive is public information and can be found quickly as well.

Bill Nulk Member of the Putnam County Business Council stated he was part of the task force that worked on the Tilly Foster Farm Vision. He stated one of the things they were hopeful for was a Visitors Center. He stated some of the functions this proposal includes could correspond with that.

Legislator Sayegh stated she is the Legislative representative to the Soil and Water Board. She stated they have had discussion about having a Soil and Water informational center at the Farm. She questioned if this would fit into that as well.

Chairman Albano stated he is aware that there is still a vacant building so that is a possibility.

Legislator Sullivan stated he believes the County's Tourism Department has an office at the Farm.

Legislator Montgomery stated there is no mention in the proposal of Jar Worthy that speaks to it as being a Visitors Center or plans for that.

County Attorney Bumgarner stated the resolution approving the lease agreement is subject to the approval of the Watershed Agricultural Council (WAC). She stated if the lease gets approved today it would not become operational or effective until the County received confirmation from WAC. She stated if WAC does not approve the "change of use" then the County would not enter into the lease agreement with Jar Worthy.

Chairman Albano questioned what the annual rent increase would be with this four (4) year lease.

County Attorney stated there is no increase.

Legislator Montgomery stated Deputy Commissioner of Highways and Facilities John Tully has joined the meeting. She stated she would like to ask him if Jar Worthy is operating right now without the WAC approval.

Deputy Commissioner of Highways and Facilities John Tully stated they just began operating recently.

Legislator Gouldman stated there are a lot of questions that are not answered, he would support tabling this item to December, allowing time to have the questions answered.

Legislator Nacerino stated she would support that.

Chairman Albano made a motion to Table to the December Physical Services Meeting/ Approval - Tilly Foster Farm – Building #7- Lease to Jar Worthy, Inc; Seconded by Legislator Gouldman. All in favor.

Item #9 - Approval/ Budgetary Amendment (21A091)/ To Adjust Federal Transit Project Costs to Funding Sources Allocated to Putnam County/ Commissioner Finance Carlin

Chairman Albano made a motion to approve/ Budgetary Amendment (21A091)/ To Adjust Federal Transit Project Costs to Funding Sources Allocated to Putnam County; Seconded by Legislator Gouldman. All in favor.

Item #10 - FYI/ Fund Transfer (21T276)/ Cover Utilities in Correctional Facility through December/ Finance Department- Duly Noted

Item #11 - Approval/ Continuing the Putnam County Parking & Transfer Program and the Intercity Bus/ Mass Transportation Joint services Agreement to Operate the Croton Falls Commuter Shuttle/ Commissioner Planning, Development & Public Transportation Department Fusco

Chairman Albano stated this has been in effect for several years. He stated the County gets fully reimbursed and it results in improving traffic congestion.

Chairman Albano made a motion to approve/ Continuing the Putnam County Parking & Transfer Program and the Intercity Bus/ Mass Transportation Joint services Agreement to Operate the Croton Falls Commuter Shuttle: Seconded by Legislator Gouldman. All in favor.

Item #12 - Approval/ SEQRA/ Negative Declaration/ Empire State Trail Access/ Towns of Southeast and Patterson/ Commissioner Planning, Development & Public Transportation Department Fusco

Chairman Albano made a motion to approve SEQRA/ Negative Declaration/ Empire State Trail Access/ Towns of Southeast and Patterson; Seconded by Legislator. All in favor.

Item #13 - Approval/ 34 Gleneida Avenue, Town of Carmel/ Execution and Filing of Map for Lot Line Adjustment for County Property to be sold pursuant to Chapter 31 of the Putnam County Code/ County Attorney Bumgarner

County Attorney Bumgarner stated in order to sell off this County owned parcel, 34 Gleneida Avenue, a lot line adjustment was needed. She stated this will give the parcel its own tax map number designation. She stated the plans have been submitted that need to be signed off on by the Health Department, Commissioner of Finance and the County Executive. She stated first the approval of the Legislature is required.

Chairman Albano questioned if there would need to be a right-of-way for this property.

County Attorney Bumgarner stated no it would not require that. She stated parking for 34 Gleneida will contain on the street parking only.

Legislator Jonke stated he believes it devalues the building by not allowing some sort of right of way.

County Attorney Bumgarner stated she is aware that there have been discussions with the VFW, owners of the property next to 34 Gleneida, and they are willing to negotiate with whoever may purchase the building in regard to permitting use of their parking area.

Legislator Sullivan stated he has always said he does not believe the County should own property. He stated he supports selling 34 Gleneida and get it back on the tax roll. He stated he is pleased with the appraisal amount.

Legislator Albano questioned if the road off of Gleneida Avenue that goes between the VFW and 34 Gleneida is owned by the County or VFW.

County Attorney Bumgarner stated it belongs to the County, so if the VFW permits the new owners to use the parking area behind their building a right-of-way would need to be negotiated.

Legislator Nacerino stated she supports putting it on the market and see if there is an interest.

Chairman Albano made a motion to approve 34 Gleneida Avenue, Town of Carmel/ Execution and Filing of Map for Lot Line Adjustment for County Property to be sold pursuant to Chapter 31 of the Putnam County Code; Seconded by Legislator Gouldman. All in favor.

Item #14 - Approval/ 34 Gleneida Avenue, Town of Carmel/ Initial Offer Amount of County Property to be Sold Utilizing Real Estate Broker & MLS Pursuant to Chapter 31 of the Putnam County Code/ County Attorney Bumgarner

Chairman Albano stated he will make a motion to move this matter to the December Full Meeting. He stated he may vote against this proposal at the Full, because he believes the building has a lot of potential in the future, it is a brick building in the middle of town.

Chairman Albano made a motion to approve 34 Gleneida Avenue, Town of Carmel/ Initial Offer Amount of County Property to be Sold Utilizing Real Estate Broker & MLS Pursuant to Chapter 31 of the Putnam County Code; Seconded by Legislator Gouldman. All in favor.

Item #15 - Approval/ 21CP05- Generator Repairs Several County Facilities: The Emergency Operations Center, The Putnam Valley Senior Center, The New Courthouse, The Putnam County Golf Course & The Tinker Hill Communications Tower/ Assistant Supervisor of Planning & Design Hawley

Deputy Commissioner of Highways & Facilities John Tully stated the funding amount requested is based on the estimates they have received from the company that does the maintenance on the County's generators. He stated Commissioner of Finance Carlin asked that they reach out to Emergency Services and the I/T Department to see if there is any other funding that could be applied. He stated in the meantime they wanted to schedule the work to get done in accordance with procurement. He stated they will continue to see if there is additional funding available.

Chairman Albano made a motion to approve/ 21CP05- Generator Repairs Several County Facilities: The Emergency Operations Center, The Putnam Valley Senior Center, The New Courthouse, The Putnam County Golf Course & The Tinker Hill Communications Tower; Seconded by Legislator Gouldman. All in favor.

Item #16 - Other Business - None

Item #17 - Adjournment

There being no further business at 6:35 PM Chairman Albano made a motion to adjourn; Seconded by Legislator Gouldman. All in favor.

Respectfully submitted by Deputy Clerk Diane Trabulsy.