

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

**Thursday**

**May 15, 2014**

**The meeting was called to order at 6:30 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 Minute/March 10, 2014**

The minutes were approved as submitted.

**Item #4) Approval/Amended Proposed Resolution Approving Conveyance of Real Property/Portion of Tax Map #75.06-1-67 Town of Carmel**

Joel Greenberg, RA, Principal, Architectural Visions PLLC, stated this property is located in front of the Red Mills Shopping Center. He stated that it is the parking lot. He stated a title search was conducted.

Thomas McDermott, Project Manager Architectural Visions PLLC, stated currently there are two buildings which are each two stories. He stated that Dr. Stanzione would like to open, in the back of the property, an emergency veterinary facility. He stated the facility would provide emergency veterinary services between the hours of 5:00p.m. and 8:00a.m. He provided an overview of some pictures of the site that he had brought and posted on the easel.

Daniel Pozin, Esq. Wormser, Kiely, Galef & Jacobs LLP stated that there was a title search done by Benchmark Title Agency, LLC on the property. He stated in a correspondence from the Title Company dated April 18, 2014, a copy of that letter was provided to the Legislature, that they were unable to determine the owner of this parcel. He stated Dr. Stanzione has the approval of the Carmel Zoning Town Board for his proposed business.

Chairman Albano facilitated some further discussion on the drawings that were presented. He stated that the question that comes up is the original appraisal was \$65,000 and now the number on the table is \$12,500.

Daniel Pozin, Esq. stated the offer of \$65,000 was made when they believed that the County owned the property. He stated now it has been learned that the owner is unknown.

Joel Greenberg, RA, stated by granting the quit claim deed there will be benefits to the County in addition to the \$12,500, it will go on the tax roll; benefiting the Town of Carmel, the School District and the County. He stated he sees this as a win-win for everyone.

Legislator Oliverio stated that he originally agreed with Chair Albano that the \$12,500 was a low offer. However after hearing the proposed purpose of the property, it hits home for him. He stated that six (6) years ago he had an Akita, that had a seizure in the middle of the night, and he died right in front of him. He stated it would have been great if he had a place, like the one being proposed here tonight. He stated that this area would really benefit from a business like this.

Legislator Scuccimarra stated that there is a facility similar to this emergency veterinary care business in Fishkill. She stated that she has used that one with her Guinea Pig late at night. She agrees that this would be a great facility to bring into this area.

First Deputy County Attorney Negro stated he would like to add that he did send a correspondence to the Legislature pertaining to this matter. He stated that the title search indicated that there are no records showing that the County owns that property. He stated that the conveyance of this parking lot would resolve any potential future liability that the County would have.

Daniel Pozin, Esq. stated he would like to ask that the County contact the NYS Department of Transportation (DOT), to request that they waive their maintenance jurisdiction. He stated that unofficially the DOT has stated that they do not want to maintain that lot. However the official request must come from the lobby.

First Deputy County Attorney Negro stated that is covered in the proposed resolution.

Chair Albano stated that he has no problem with the conveyance, he does have an issue with the dollar amount. He stated he would like to know if there is an amount between the \$65,000 and the \$12,500 that could be considered.

Daniel Pozin, Esq. stated as stated previously the original offer was made when it was believed that the County owned the property.

Chair Albano stated that he understands that. He stated that the County and the buyer both have an opportunity to benefit from this business transaction. However he would like to know if there is an amount in the middle that would make sense to everyone.

Daniel Pozin, Esq. stated he believes there should be consideration given to the fact that Dr. Stanzone is making a substantial investment in this property, which will increase the value of the property and result in an increase of the taxes on that property.

Joel Greenberg, RA stated the assessment will go up tremendously, probably double the taxes and it will provide employment opportunities.

Chair Albano stated that he agrees with everything that has been said.

First Deputy County Attorney Negro stated if there is going to be continued discussion with respect to the financial offer, it would be appropriate to go into executive session.

Legislator Oliverio stated he believes this is a great proposal and a win-win for the buyer and seller, getting the property on the tax rolls, getting employment opportunities and more importantly this is a service that this County desperately needs. He stated that he believes it is fair and he requested that the Committee move this to the Full Meeting.

Chair Albano stated he agrees however he is concerned with the offer of \$12,500.

Legislator Nacerino stated she agrees with Chair Albano. The intent and purpose is noble and needed, that is not what is being questioned. She questioned how was the new offer (\$12,500) arrived at.

**6:50p.m.**

Chair Albano made a motion to go into executive session to discuss contractual matters; Seconded by Legislator Nacerino. All in favor.

**7:00p.m.**

Legislator Scuccimara made a motion to come out of executive session; Seconded by Legislator Nacerino. All in favor.

Chair Albano stated that there was no action taken. He stated that they will revisit this agenda item later in the evening. First Deputy County Attorney Negro is meeting with the Dr. Santzione and his representatives. He stated that he would like to move forward with the other agenda items.

**Item #5) Approval/To Apply for Federal Transportation Alternatives Program Grant (TAP)/Kent Revitalization Project/Planning Department**

Legislator Scuccimarra made a motion to approve the application for the Federal Transportation Alternatives Program Grant (TAP)/Kent Revitalization Project; Seconded by Legislator Nacerino. All in favor.

**Item #6) Presentation/Tilly Foster Farm- Future Plans**

Deputy County Executive Walker gave a power-point presentation on the proposed future of the Tilly Foster Farm. He stated the County regained control of Tilly Foster Farm (Farm). He stated in February of 2014 under the direction of County Executive Odell a task force was formed to come up with a plan for the Farm. He stated that Chair Albano and Legislator Scuccimarra were both part of the process. He stated the objective of this meeting is to present the recommendations that came out of the entire Public and Core meetings process. He stated that a Core Team was developed, which he served as Chairman, consisting of: Legislature Chairman Albano, Chairwoman Economic Development Committee Scuccimarra, Commissioner of Highways & Facilities Pena, Putnam County Chambers of Commerce

Representatives Jennifer Maher and Bill Nulk, and Putnam County Golf Course General Manager McCall. He stated in order to gather as much information as possible and get it to the Core Team, sub-committees were created to address various aspects of the Farm. He stated that each sub-committee had members with a certain level of expertise to bring a value to their committee's role in terms of the process. In addition there were members of the County who volunteered, through the Public Meetings process, to be a part of the different sub-committees. He stated that the series of Public and Core meetings began on February 26, 2014 with a Public Meeting. He stated in the six (6) week time frame window, which they stuck to, there were three (3) Public Workshops/Meetings. He stated that there are some decisions that need to be made in order to move forward, which he will address in his presentation. (*Copy of the Presentation is attached to the Minutes*). He stated that there was a Public Hearing on May 8, 2014 where he first did this presentation. He stated that in response to the feedback some modifications were made. He stated that he will begin with the big plan (*Phase II*) for the Farm is to have it be a facilitator to allow the County to capitalize on a program, that was started by Governor Cuomo, the Start Up New York Program. He stated that Universities that have an approved plan (*approved in terms of the criteria set in the Start Up New York Program*) the County could partner with them on the Farm in order to enable businesses within one square radius mile to be tax free for ten (10) years. There is a possibility through a partnership with a University that has an approved plan that the County would enable any of the properties around there to be developed, as long as they are consistent with the plan of the University that is there, it would be very beneficial from an economic development standpoint. He stated that they have been working with Marjorie Keith of Cornell Cooperative Extension because they have an approved Start Up New York Program and Cornell University is a Land Grant University in New York State. He stated that one of the main chargers of Cornell Cooperative Extension is agriculture; that offers a great opportunity for this partnership. He stated that they want to bring Cornell Cooperative Extension, in totality to the Farm. It would allow them a venue to capitalize on their programs. He stated also they are looking to partner with Cornell or another University to provide the opportunity to earn a two(2) or four (4) year degree on the site particularly with regard to agricultural type education. He continued with the presentation. He stated that they are looking into a world recognized school in Sullivan County, Center For Discovery. He stated that they work with major Universities in the United States focusing on Autism. He stated that there is a farming side of this through diet modification. He stated in the last five(5) to ten (10) years it has been proven that diet is a big factor in autism. The Center For Discovery works with ages five (5) and up, the County program would not compete with them because the County works with ages zero (0) to five (5). He stated that they would like to bring the program to the Farm. He stated there have been some exploratory discussions with some representatives of The Center For Discovery that have been extremely positive. He state that by having a program in the County, it would provide a needed and valuable service, some of the 70 children currently in the Early Intervention Program would be able to stay in the County rather than having to be driven two (2) hours away, it would offer peace of mind for the parents and it would create jobs who specialize in the field of autism. It could also help to alleviate some of the financial impact of the \$1.6million dollars that is spent by the County to provide transportation for the 70 children in the Early Intervention Transportation. He stated that there is an opportunity for animal therapy. He stated that Commissioner Pena has been looking to develop a program and partnership with the Putnam/Westchester BOCES. He stated that BOCES offers agricultural

and equine programs. There is an investigation being done looking into renewable energy. He stated that a Solar Farm is being given strong consideration. He stated they would like to issue two (2) RFPs: one with regard to business models and education and the second specifically for equine purposes. He stated initially there was the consideration not to have the horses brought back to the Farm, however the feedback from the public through the meetings is that they would like to see the horses on the Farm. He stated they would wait to bring the animals onto the Farm until after some of the physical work is completed, which is proposed in Phase I. He stated it would be in terms of safety; there will be excavators, and dump trucks on the property.

Legislator LoBue questioned where the actual site is on the property that is being considered to locate a Solar Farm.

Deputy County Executive Walker stated that there are six (6) pieces of property off of Pugsley Road that are being considered.

Legislator LoBue questioned if that is the property that was being considered for the Putnam Humane Society.

Deputy County Executive Walker stated that it is not. He stated that the property that is being considered is in close proximity of NYSEG main sub-stations. He stated that the infrastructure costs would tie into the sub-transmission line that runs along County property; that is financially beneficial. He stated that concludes the Phase II portion of the presentation; that is where the Administration would like to see the Farm go. He stated in order to get there, there needs to be some key things that need to be done, which are included in Phase I. He stated first they want to create the Putnam County Visitors Center. He stated the office would be located where the general store was. He stated they would make it ADA accessible and also put an ADA accessible restroom. He stated also there are plans to have an ADA accessible Education Conference Center/Banquet Facility. He stated the re-introduction of small, low maintenance animals with a licensed care provider, who actually works currently for the County (*Confidential Secretary to Commissioner of Highways & Facilities*). He stated that they need to re-establish the failed dam that is on the Farm property. He stated, similar to the model that was put into place at Putnam Golf Course, there will be the establishment of management oversight position at the Farm. He stated that the goal is to make the Farm a tourist destination. He elaborated on each of the recommendations. He provided an overview on the "Site Plan". He stated that in reference to the proposed Visitors Center, the plan is to level the area in front of the area so it can be made a usable space, and allow for them to make it ADA accessible. He stated the next drawing depicts the lodge. He stated that they would like to modify the restroom structure to make them ADA accessible. He stated that inside of the lodge is currently beautiful, but not functional. He stated that currently the water system and the septic system are not useable. He stated that they want to redo the kitchen in the facility; it will open it up to a variety of uses that could end up to generate money for the County. He stated that they have had the County Health Department and Engineering on the property to assess and design a Septic System that what meet the needs of the projected plans for the Farm.

Legislator LoBue questioned how the County is going to pay for all of this.

Deputy County Executive Walker stated that is covered later in the presentation. He stated to address the water system, they have come up with a preliminary design, that was actually done a few years ago in anticipation of having to address this matter. He stated this is a case of paying lots of money on maintenance that it makes sense to put in a new system. He presented a fully scoped out water distribution project. He stated fundamentally it is a loop system with two feeds from two existing wells. He stated we would be providing our own backup in any instance if we had to shut one down, which is the reason for the redundancy in the design. He stated that the low maintenance farm animals have not been selected as of yet. He stated that he is still conducting research to find the best suited breeds for the Farm. He stated the animals will need to be evaluated on a very regular basis. He stated that fortunately the County currently has an employee, Teresa Delehanty, who is a licensed Veterinary Technician in New York State. He stated that their proposal is to take her in her current County position and, without a salary increase, put her at the Farm with a quid pro quo for her rent with the service of basically getting the animals in/out, evaluating them and by virtue of her license she is licensed to take blood samples, administer vaccines etc. He stated that if there is a big problem with one of the animals she would coordinate with a Veterinarian. He stated that the Dam on the west end of the Farm Property is in dire need of repair. He stated that the reservoir is right behind the malfunctioning Dam, therefore the Administration recommends that it be fixed. He stated currently the holding pond is not doing its job. He stated that it is a big repair. He stated that unfortunately the design and construction of the Dam needs to be redone, in its current state it cannot be repaired. He stated that they are looking and working to get bus service from the Brewster and the Southeast Train Stations to the Farm. He stated that the Putnam County Landtrust has acquired 86 acres adjacent to the Farm. He stated that he has had communication with them regarding connecting that piece of property with the trail system on the Farm. He stated that piece of property is bordered one side by the Putnam County Bike Path and by the Farm on the other side. He stated the discussion involves connecting the Farm to the Bike Path by virtue of this trail system. He stated that should go through as planned, there does not appear to be any obstacles in the way of that plan. He stated that they have a proposed Bond Resolution in the amount of \$300,000. He stated that would cover the costs of the work at the Visitors Center and the Conference Center: Bathrooms, Renovations, ADA Accessibility and HVAC/Fire Detection. He stated that he does have a breakdown of this, unfortunately he was unable to pull it together for this meeting. He stated that he will send it to the Legislature. He stated that the Administration believes that it would be appropriate to use Water Quality Funds (East Of Hudson Water Quality Investment Program Funds "WQIP") to fund the: Rebuilding of Dam, Conference Center Septic and Water Supply. He stated that currently there is approximately \$1.4million dollars in the fund that is not allocated for anything at the moment. He stated that the process will need to be followed beginning with the issuance of a Right of Object Letter. He stated that he has had conversations with the Department of Environmental Protection (DEP) they are aware that there were a number of construction items that the County is looking to address at the Farm location. He stated on his slide entitled: Phase I - Estimated Annual Financials on the Revenue side they used a 70% occupancy rate for the unutilized buildings, based on a fair market value assessment that was done, they believe including Rentals (\$102,000) and Conference Center-Rentals (\$55,000) there would be a total revenue of \$157,000.

Legislator LoBue stated that in 2012 she was in a Capital Projects Budget meeting and there was talk then about replacing the bathrooms at a cost of \$150,000, she recalls that at that meeting she stated that the Septic would need to be repaired first. She stated that her point is, doesn't the County have surplus to use. She stated that she would have a problem with bonding the \$300,000. She stated on top of the golf course and the other capital projects, she believes that the County is topping themselves out with the bonding. She stated that she would be more in favor to take the money from the County's surplus instead of bonding it. She stated that overall the presentation tonight was fantastic. She stated that she is concerned. She stated that it seems that an awful lot is projected to go on, on a very small space. She stated also the proposals are all kind of different.

Legislator Oliverio questioned if this projection of revenue would not exist until Phase II.

Deputy County Executive Walker stated that is not correct. He stated that this is current revenue, he stated that this is what he would call "a 2015 cashflow" if just Phase I was completed. He stated that the total amount of expenses is projected at \$153,000.

Legislator LoBue stated that two (2) years ago when she told the Administration that she had a restaurant that was interested in coming to the Farm. She stated that it was a farm to table concept. She stated that at that time she inquired about the septic, and she was told the septic needed to be replaced, and she was told that there were issues with the water, there were issues with getting water across the road to the Community Gardens. She stated at that time she believed that the Administration was looking into the possibility of using the WQIP Funds or whatever remaining money was left in the Septic Repair Program to cover those issues.

Deputy County Executive Walker stated that is part of the reason the Administration wants a point of contact at the Farm.

Legislator LoBue stated she agrees with having to have a person on the Farm property. She stated when she was working with the Whipples people were coming and going on the Farm and no one was there. She stated that in one respect that is fine however if something happens up there; a point of contact, person in charge needs to be there during the day.

Deputy County Executive Walker stated he does not disagree. He stated that he has spent time on the weekends walking around the Farm property and no one has ever stopped him to ask who he was and/or what he was doing. He stated that there will be Sheriff Patrols and security cameras are included in the breakdown of costs.

Legislator LoBue stated she errs on the side of caution. She stated that there is no emergency or fire. She stated that she believes \$830,000 is very aggressive. She stated she went in to the lodge on the Farm approximately two (2) months ago. She stated that she was upset to see that an enormous mahogany book case, which she believes may have been an antique, was missing.

Deputy County Executive Walker stated yesterday he and President of the Economic Development Center Meghan Taylor met with Ann Fanizzi (resident) at the Farm. He stated at that time they became aware of the missing book case. He stated that they believe that the book case was returned to the Benedict Family at their request and released by Meredith Whipple. He stated that he has met with First Deputy County Attorney Negro regarding this. He stated that the lease is being reviewed.

Ann Fanizzi (resident) stated the previous County Executive Robert Bondi was very generous in accommodating the Benedict Family in terms of the removal of their personal property or anything they considered their personal property. She stated the book case was so large it was attached to the wall with braces. She questioned who gave permission to anybody to remove anything without the permission of the County. She stated that removal of this item was done without knowledge of the Administration or the Legislature.

Chair Albano stated he would like to continue with the meeting. He stated that the County is looking into this matter and that they will get to the bottom of this.

Ann Fanizzi (resident) stated this is not the first time that something happened that was withheld from the County; that the Legislature was made of after the fact. She stated that she has received telephone calls that this all occurred after the January 31, 2014 termination of the lease.

Deputy County Executive Walker stated that is not correct. He stated that he was in the building in December of 2013 and the book case was not there then.

Legislator Oliverio questioned with all of the various uses that have been indicated in the presentation, what additional buildings are being considered, if any.

Deputy County Executive Walker stated there is the ability to add one (1) 5,000 square foot building on the property. He stated that they anticipate that would be built in the back of the property for the school.

Legislator Tartaro questioned in reference to the Septic System, is it being design for possible expansion.

Deputy County Executive Walker stated yes. He stated that based on the Legislature being on board for the go ahead for the majority, or part of this, or all of it the Administration would like to have a kick-off event to re-introduce Tilly Foster Farm back to the public on July 4, 2014. He stated that they have someone who is willing to sponsor the kick-off event so; it will not cost the County anything. He stated that this sponsor is also willing to donate the proceeds net their expenses back to the County for distribution to not-for-profit organizations. He stated that the potential sponsor is Al Ciuffetelli, President of Homestyle Catering. He stated that Mr. Ciuffetelli is the caterer at the Putnam Gold Course.

Legislator LoBue questioned if Mr. Ciuffetelli would be doing the catering for the 4<sup>th</sup> of July Event at the Farm.

Deputy County Executive Walker stated that if they decide to have the 4<sup>th</sup> of July Event catered they would go through the County's RFP process.

Legislator LoBue stated that the proposed event at Tilly Foster Farm will coincide with the Town of Southeast's Fireworks event at the Highlands.

Deputy County Executive Walker stated that is exactly why they are doing it then.

Legislator Scuccimarra stated that the Tilly Foster Farm event will enhance the Fireworks at the Highlands.

Legislator LoBue stated that last year at the Fireworks event the traffic was an issue and there were many complaints. She stated there is another event that will create even more traffic.

Deputy County Executive Walker stated the Administration has had several meetings to develop an Incident Action Plan for that event. He stated they are working with representatives from the Town of Southeast, the Sheriff's Department and with the Bureau of Emergency Services. He stated there is another meeting scheduled with the Town of Southeast to discuss the cost of the Deputies that will be involved with the event. He stated that the State Police will be involved with the event as well.

Legislator Gross stated that he questioned his colleagues to survey if they would support funding \$17,500 to cover the overtime cost to cover the cost of a Police presence at the event. He stated that his colleagues were on board with it. He stated that he has also discussed this matter with Legislator Castellano, as Chair of the Audit and Administration Committee, and he has agreed to address this funding matter at the May 19<sup>th</sup> Audit and Administration Committee meeting. He stated that the Town of Southeast has raised funds for their event. He questioned, in light of the news about hosting a carnival at the Farm on the same weekend, are there plans to have shuttle buses to both locations.

Deputy County Executive Walker stated that could happen. He believes that the fireworks will be able to be seen from the Farm.

Legislator Gross stated then the two (2) events can work together. He stated that he is aware that the Town of Southeast has been planning and are committed to hosting the Fourth of July Fireworks Event on July 4, 2014.

Deputy County Executive Walker stated the Administration has not gone far with any of these initiatives, because they were waiting until the Administration came to this Committee with the recommendations.

Legislator LoBue questioned if the County would be working in conjunction with the Schools.

Deputy County Executive Walker stated that has not been planned out completely yet. He stated that the venue of the Farm is what really makes this desirable to match this concept. He stated that the County would have to execute the RFP process.

**Item #4) CONTINUED: Approval/Amended Proposed Resolution Approving Conveyance of Real Property/Portion of Tax Map #75.06-1-67 Town of Carmel**

Chair Albano stated that he would like to revisit Agenda Item #4. He stated that based on the discussions that have taken place between the buyers representatives and the County's Law Department representative First Deputy County Attorney Negro, the purchase price offer that was originally \$12,500 has been increased to \$25,000.

Legislator Nacerino made a motion to approve the amended offer of \$25,000 Approving the Conveyance of Real Property/Portion Tax Map #75.06-1-67 Town of Carmel; Seconded by Legislator Nacerino. All in favor.

**Item #7) Approval/Resolution/Proposed Lease Agreement Tilly Foster Farm Building**

Chair Albano stated the lease is in regards to the person who would help with the veterinary issues at the Farm.

Legislator Scuccimarra made a motion to approve the Proposed Lease Agreement Tilly Foster Farm Building; Seconded by Legislator Nacerino. All in favor.

**Item #8) Approval/Bond/For Tilly Foster Building Improvements**

Chair Albano requested clarification on the amount that the County is looking to Bond regarding this matter.

Deputy County Executive Walker stated it originally was for \$250,000. He stated after further analysis the calculations that Commissioner Pena has provided reflects the projected cost to be \$299,000, they have rounded it off to \$300,000.

Legislator Oliverio stated that he agrees with Legislator LoBue's statement that the County has bonded quite a bit in the past few years. He stated that he would like to pay for this project out of the excess Sales Tax Fund. He stated that the County has an excess of \$2 million above and beyond what the Legislature has budgeted. He stated he would support taking the money from surplus. He stated that he cannot support bonding the \$300,000 for this project. He stated he does not want to put this cost on the backs of our grandchildren. He stated he would support paying for this project in cash. He stated he believes the County needs to slow down with the bonding. He stated personally he does not want to put the County in any further debt.

Legislator Gross stated based on the numbers that were presented tonight the revenue will cover the interest on the bond. He stated that he believes the numbers presented were

conservative as well. He stated he believes that the County should hold onto the cash, in the event of an unforeseen situation.

Legislator Tartaro stated as far as the actual financing he needs a lot more information. He stated that this will be revisited at the Audit and Administration meeting on May 19<sup>th</sup>. He stated until the Legislature has all of the information he does not see discussing it any further.

Legislator Oliverio stated that he is not in favor of bonding to finance this. He stated that the County has the cash, he supports using the cash. He does not agree with Legislator Gross in his concern that the County will need the cash. He stated that he predicts that this year the County will have an excess of sales tax dollars again. He stated that the Legislature will not be the ones who will feel the financial impact of these bonds it will be our children and our grandchildren. He stated he does not want to hear how good the interest rates are, the bonds need to be paid back.

Chair Albano stated that Commissioner Carlin has provided information pertaining to the bonding that the County is involved in. He stated per the Commissioner's reports a lot of the bonds have fallen off as new bonds have come back on. He stated that he supports bonding a project that will generate revenue and pay for itself. He stated for the County to have cash is important so the County is prepared for any surprises. He stated he would be willing to discuss this further at the Audit and Administration Meeting on May 19th.

Legislator LoBue stated that she believes the projects should be done in phases. She stated personally she would do the Septic System first and fix the water issue before anything else gets done. She stated that she believes that this proposal is top loading everything and making projections. She stated work on the kitchen. As she stated earlier she had a viable restaurant who wanted to come in and run the place. She stated that the kitchen is not perfect, but it is doable. She stated that she looks at the golf course, and the County has not turned the corner. She stated that the debt service on the golf course alone is over \$500,000 a year. She stated that the County keeps throwing money on top of money and it is not being covered. She stated it is a wash \$1.7million expenses and \$1.7million revenue. She stated nobody would take that business model and continue to borrow and add more surplus and more debt; slow down there is no fire.

Legislator Gross stated that Phase I is the infrastructure septic, water and ADA compliance. He stated that has to be done first. He stated in reference to the golf course, the phosphorus had to get under control; the parking lot had to get under control before the County could move forward there. He stated that he believes this is a very far sighted project. He stated that Phase I is infrastructure. He stated then the County looks at livestock, chickens, etc.

Legislator Tartaro stated that the rental of a trailer with three (3) ADA compliant restrooms. He stated that immediately the County is looking to phase in.

Chair Albano stated the County has these multimillion dollar properties.

Legislator Oliverio questioned what the time frame for Phase I and Phase II.

Deputy County Executive Walker stated he believes after completing all of the necessary steps in preparation that work could be mid to end of July. He stated that he estimates that the Dam project would take approximately a month. He stated that he believes the WQIP projects (Rebuilding of Dam, Conference Center Septic & Water Supply) would be completed by the end of 2014.

Ann Fanizzi stated that she wanted to begin by thanking Deputy County Executive Walker and President of the Economic Development Committee Meghan Taylor for meeting with her yesterday. She questioned if the County Law Department had replied to the question presented by Chair Albano inquiring if there was a conflict with the Bond Company that the County uses and that previous Legislator Daniel Birmingham is an employee of.

Chair Albano stated that his inquiry to the Law Department was in reference to the Lease (agenda item #7).

Ann Fanizzi She questioned if there is any difficulty working with a company that employs a former Legislator.

Chair Albano stated there is not a conflict.

Ann Fanizzi questioned the need for three (3) ADA restrooms at the Farm is in the Phase II proposals. She stated if the plan is to have 70 special needs children at the Farm she understands and supports the needs to have the ADA bathrooms. She questioned what assurance does the County have that this component of special education is actually going to come to the Farm.

Legislator Scuccimarra stated that the Farm would need to have ADA restrooms regardless.

Ann Fanizzi stated that there would not be a need for three (3). She stated that the discussion of the need for restrooms and water at the Farm has been going on for a long time. She stated that she is personally very happy to hear that there are plans to move forward with this. She stated that there is an office with an outdoor bathroom. She stated that there was a suggestion to build the bathrooms there.

Chair Albano stated the purpose of tonight's meeting is to hear the proposals/conceptual plans for the Farm. He stated there will be other meetings where the details can be discussed and decided.

Legislator Nacerino questioned if the bond is a ten (10) year bond.

Deputy County Executive Walker stated that yes it is a ten (10) year bond.

Legislator Nacerino stated future generations will not be affected. She stated that she would like to request that a list of all the Bonds from Commission Carlin for the Audit & Administration Meeting, May 19, 2014.

Chair Albano made a motion to move the Bond/For Tilly Foster Farm Improvements to the Audit and Administration May 19, 2014 Committee Meeting; Seconded by Legislator Nacerino. All in favor.

Katherine Dwyer (previous Tilly Foster Farm horse boarder) stated that Tilly Foster was an excellent gorgeous place. She questioned how will the Farm be kept open without a business like horse boarding.

Legislator Tartaro stated there will be an RFP that will go out to find a horse boarding business; however as Deputy County Executive Walker mentioned, they will wait until most of the construction, and large construction equipment is off of the farm, as that would not be a great atmosphere to be bringing the animals into.

Legislator Scuccimarra stated in her opinion there is some work that needs to be done in the barn to improve the conditions for the horses.

Katherine Dwyer (previous Tilly Foster Farm horse boarder) stated that when she had her horse boarding there, she did report that the electrical system needed to be worked on. She stated that the entire barn was rewired. She stated that she is concerned as to how will the County get revenue coming into the Farm.

Chair Albano questioned if Ms. Dwyer had attend the last Public Tilly Foster Planning Meeting.

Katherine Dwyer (previous Tilly Foster Farm horse boarder) stated that she had not attended.

Chair Albano stated it was reported and there was a lot of discussion on that topic at the last meeting. He stated that there are a lot of plans in place; specifically in terms of catering business. He stated the minutes from the Public Meetings are available if she would like to review the. He facilitated additional broad based discussion on this matter.

Legislator Oliverio stated that Phase I is repairing the Farm. He stated there will not be the proposed educational or business models coming to the Farm until it is operational. He stated repairing what needs to be repaired is what he believes needs to be the County's focus right now.

Legislator Nacerino stated she agreed with Legislator Oliverio. She stated the infrastructure needs to be established in order to get the Farm up and operating. She stated at the Public Hearing meeting last week, many people expressed their love of horses and the need to have horses at the Farm and she applauds the Administration for listening to those voices and incorporating that into the future plan of the Farm. She stated that it needs to be understood,

the horse portion of the plan is part of the long term plan. She stated that this is a work in progress; nothing is set in stone.

**Item #9) Approval/Budgetary Amendment (14A039)/Tilly Foster Farm Contractual Services and Renovations (per Presentation Tilly Foster Farm –Future Plans agenda item #6)**

Chair Albano made a motion to move the Budgetary Amendment (14A039)/Tilly Foster Farm Contractual Services and Renovations to the May 19, 2014 Audit & Administration Meeting; Seconded by Legislator Nacerino. All in favor.

**Item #10) Approval/Three (3) Proposed Resolutions Approving the Use of WQIP Funds at Tilly Foster Farm:**

- a. **Approval/Resolution in Support of Putnam County’s Use of WQIP Funds/Upgrade of Water System At Tilly Foster Farm**
- b. **Approval/Resolution in Support of Putnam County’s Use of WQIP Funds/Rehabilitation of Subsurface Sewage Treatment System At Tilly Foster Farm**
- c. **Approval/Resolution in Support of Putnam County’s Use of WQIP Funds/Repair of Dam at Tilly Foster Farm**

Legislator Scuccimarra made a motion to approve the Three (3) Proposed Resolutions Approving the Use of WQIP Funds at Tilly Foster Farm (agenda items# 10a, b, & c); Seconded by Legislator Nacerino. All in favor.

**Item #11) Approval/Resolution in Support of Issuance of RFP for Photovoltaic Power Generation Projects**

Chair Albano made a motion to move the approval of the Resolution in Support of Issuance of RFP for Photovoltaic Power Generations Projects; Seconded by Legislator Nacerino. All in favor.

Deputy County Executive Walker stated that the property has no other use. He stated that the DEC has given approval. He stated in the future the County will pursuing NYSERDA Grant for this project.

**Item #12) Approval/Minor Renovation Request/Highways & Facilities Department**

Legislator Nacerino made a motion to approve Minor Renovation Request/Highways & Facilities Department; Seconded by Legislator Scuccimarra. All in favor.

**Item #13) Other Business**

**a.) Approval/Budgetary Amendment (14A034)/EOH Coalition Legal Services/Commissioner Carlin**

Deputy County Attorney Walker stated that the end of the five (5) year window is coming to an end. He stated that negotiations with the DEP and DEC need to resume. He stated the terms of funding for phosphorous reduction needs to be settled. He stated that this is the Attorney that worked out the original negotiations.

Chair Albano made a motion to approve Budgetary Amendment (14A034) EOH Coalition Legal Services; Seconded by Legislator Scuccimarra. All in favor.

**b.) Public Comment:**

Pat (resident) stated that she would like to know if there was going to be transportation service to the Farm for the Fourth of July Event for Seniors. She stated that there needs to be more information out to the public providing information for Seniors.

Ann Fanizzi (resident) stated that she shared some information that Mr. DeSantis, former Deputy Commissioner of Parks and Recreation, had prepared. She stated that he had prepared his proposals for the Tilly Foster Advisory Board, at the time. She stated that he made plan recommendations for the Tilly Foster Farm. She stated specifically she would like to mention his recommendations pertaining to parking at the Farm and the ingress and egress to the Farm. She stated Mr. DeSantis had recommended that the ingress and egress be situated off of Pugsley Road.

Chair Albano stated that is a good suggestion and it will certainly be considered.

Harry Baletto (resident) questioned if there are plans for a Pig Roast to be held at the Farm.

President of the EDC Meghan Taylor stated that was a suggestion that was made, however there are no plans for a Pig Roast at this time at the Farm.

**Item #14) Adjournment**

There being no further business, at 8:25P.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.