

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

Thursday

November 6, 2014

The meeting was called to order at 6:30p.m. by Chairman Albano. Chairman Albano led in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Nacerino and Scuccimarra were present.

Item #3) Approval/Physical Services Meeting Minutes/August, September & October 8, 2014

Chair Albano approved the minutes as submitted.

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

Chair Albano stated that he would be addressing the agenda items out of order. He stated that there are some people in the audience who need to leave.

Item #5) Approval/Amend Reso#121of 2013-Approval of the Conveyance of a Strip of Land Adjacent to Southeast TM #68.5-2-22

Chair Albano stated that this amendment is necessary because the strip of land adjacent to Southeast TM #68.5-2-22 involves a New York State right-of-way. He explained the metes and bounds description needs to be revised.

Legislator Scuccimarra made a motion to approve the Amendment of Resolution #121 of 2013; Seconded by Legislator Nacerino. All in favor.

Item #10) Update/Lake Gleneida Vegetation Management Plan

Commissioner Pena stated that he has been working with the NYS Department of Environmental Protection (DEP) for approximately a year and a half to establish an agreement that would allow the County to perform maintenance along Lake Gleneida. He stated that the Lake is in the County "Seat" and is very visible. He stated that the Lake Gleneida Vegetation Management Plan includes that the County would like to have the ability to maintain the buffer zone at a four (4) foot height and be able to trim it and keep it clean. He stated that additionally what came out of the discussions was the approval for the County to replace sections at a time. He stated the County will clear out evasive species and reintroduce native plant life. He stated that they are also working with Cornell Cooperative on that aspect of the plan. He stated that also the plan in the future is to provide a permanent space for people to store the boats. He stated that tonight they are requesting approval of the SEQRA. He stated that the County needs to be established as the "lead agency". He stated that once that is done there will be an Environmental Assessment Form (EAF). He stated that also determination still needs to be made as to if it is a "Type 1 or an Unlisted Action". He stated that Barbara Barosa, from the Planning Department is assisting in that matter.

Chair Albano questioned what is the time frame, approximately for completing this process.

Commissioner Pena stated that if this SEQRA is approved tonight they will submit the EAF, and this matter will go to the December 2, 2014 Full Legislature Meeting for final approval. Upon final approval, Administration will coordinate a presentation for the Civic Association and Boat Owners to present the entire plan. He stated then the SEQRA and the Lake Gleneida Vegetation Management Plan would be adopted at the next Physical Services Meeting and then from Committee it would go to the Full Legislature in January for final approval. He stated at that point it would be a fully executed agreement between the County of Putnam and the DEP.

Legislative Counsel Van Ross stated that he believes a 30 Day notice to all agencies needs to be given before the County can declare themselves the lead agency.

Chair Albano stated that he would like to approve the SEQRA tonight and include a provision stating the 30 Day Notice that Legislative Counsel VanRoss is referenced.

Legislator LoBue questioned if that is the proper way to handle this; the County technically does not have approval until the other agencies are notified. She questioned if the County has received approval from the DEP.

Commissioner Pena stated that the County has had several meetings with the DEP.

Deputy Commissioner Tully stated that there is a Permit the County has received from the DEP.

Chair Albano made a motion to approve the SEQRA subject to the 30 Day provision; Seconded by Legislator Nacerino. All in favor.

Peter Gebhardt member of the Lake Gleneida Committee, stated that over the past 30 years he has been working to get a partnership with the DEP. He stated that it has not been successful. He stated that there have been many times that the DEP has committed to an agreement and has not kept their end of the deal. He stated that he gives the County members who have been working on this a lot of credit and wish them well.

Chair Albano stated that Commissioner Pena and Deputy Commissioner Tully have really stayed on top of this matter and have done a great job. He stated that the progress may take time but it is a start.

Legislator LoBue questioned what area of the Lake is covered by this agreement.

Commissioner Pena stated it is the 2,000 square feet of the Lakeshore facing the Hamlet.

Chair Albano stated that it will be a slow process.

Legislator LoBue stated that it is important to note when you enter the Hamlet on Route 6 the vista of the Lake is in need of improvement.

Commissioner Pena stated that hopefully they will be obtaining permission to begin working on the entire Route 6 corridor. He stated for now the little steps that are being taken are step one (1) in this process. He stated that the County's Vegetation Management Plan is the first plan, like this, that the DEP has ever approved.

Ann Fanizzi, Resident, questioned if there are any plans to store the boats. She stated, in her opinion, the boats lining the Lake are an eyesore.

Chair Albano stated that there is a plan in place to designate one (1) or two (2) areas where the boats would be stored. He stated also in the future the County hopes to get approval to have some boats that people would be able to rent. He stated there are issues with liability and who would be in charge of the actual transaction etc.

Commissioner Pena stated that there have been conversations about the DEP giving the County some boats designated as rentals. He stated as Chair Albano mentioned, the issue of which County Department would run the rentals is one that would need to be resolved.

David Radovich, Resident, member of the Carmel Civic Association, stated as clarification that the section of the Lakeshore south of Church Street, which in his opinion is most in need of maintenance, is not the section that will be currently worked on.

Legislator LoBue questioned who would be funding the replacement vegetation.

Chair Albano stated that the County would be funding it.

Commissioner Pena stated that the County has not yet established how that will be done long term. He stated that the agreement does incorporate maintenance of the area. He stated if the County does not move forward with the vegetation replacement plan right away; the County now has the right to trim and clean the area, which has been a big problem.

Peter Gebhardt, member of the Lake Gleneida Committee stated that through his research he found that the City of New York as of 2012 had a net profit from Lake Gleneida of \$340,000. He stated that each year that is the kind of profit that they are receiving from that Lake, yet they are offering no assistance to fund this regrowth initiative. He stated that he hopes with the Watershed Agreement coming up; his hope is that the County has some leverage to obtain assistance from the DEP.

Chair Albano stated that the Town of Carmel needs to get involved as well. The County has stepped up and made positive progress.

Item #7) Peekskill Hollow Road:

7a. Discussion/Approval/Proposed Resolution-Peekskill Hollow Road – Implementation & Funding in the First Instance 100% of the Federal-Aid Eligible Costs of a Transportation Federal-Aid Project and Appropriating Funds

7b. Approval/Budgetary Amendment (#14A107)/Required to update Capital Project Estimated Costs for Peekskill Hollow Road

Item #8) Update/Peekskill Hollow Road Bridge “Red Flag Status”

Legislator Oliverio stated that he is concerned with that the original “PIN #8757.48” that the Peekskill Hollow Road Project was assigned initially is still being used. He stated that number was assigned to the project approximately fourteen (14) years ago when Congresswoman Sue Kelly assisted on this matter. He stated if you trace that PIN # with the Department of Transportation it reflects the project encompassing Route 301 to Oregon Corners. He stated that the Putnam County Legislature passed a resolution four (4) or five (5) years ago (*Reso #155/2009*) stating that no work be done from Adams Corner North. He stated that also he is wondering about the Bridge on Peekskill Hollow Road, as Commissioner Pena is aware, it is in need of reconstruction. He questioned if rewording can be done to specify that the money in the Budgetary Amendment is to be earmarked for the repair of the Bridge. He stated that he is aware that the PIN# is used to identify the source of funding. He stated that any remaining funding would be used to address the areas that were specified in the amendment to the scope of the project.

Commissioner Pena stated that section of the Route 301 funding was given back. He stated that the current scope of the project is from Adams Corners to Oregon Corners. He stated that primarily they are trying to do design adjustments to include the Bridge. He stated that the request has been submitted to the Department of Transportation (DOT) for their review and approval. He stated that the request to the DOT involves reallocation of the funds so some of those dollars can be used to address the Bridge repairs.

Legislator Oliverio stated that clearly the red flagged Bridge needs to be made a priority. He stated that he would think that it may take most of the funding to do that work.

Commissioner Pena stated that they have estimated the cost to be approximately \$1.2million to fix the bridge.

Legislator Nacerino stated if the Bridge were closed down it would have a negative effect on emergency services to that area.

Commissioner Pena stated when all of the elements of the project are reviewed, the Bridge repair elevates as a priority.

Victor Tiship, Resident, stated that he has requested a copy of the submission made to the DOT for the repurposing of the projects. He stated that he was in communication with Congressman Maloney’s Office, successor to Congresswoman Sue Kelly the originator of this earmarked funding. He stated that he was told that there was no problem with repurposing some of the earmarked funds to go to the red flagged Bridge, which was not included in the original grant money. He stated that he has a concern with the proposed resolution that is in front of the Committee for consideration, in his opinion it excludes oversight from the Legislature. He continued by reminding everyone that the public overwhelmingly rejected the original proposal of the project, which is when this PIN # was assigned. He stated that it was agreed that the

original scope of the project would be amended. He stated that the only projects agreed upon by the public and the County were the following: make a turning lane at Oregon Corners, a turning lane at the High School, repair the Red Flagged Bridge, and fix the turn at Lovers Lane that slopes the wrong way. He stated these were the only projects agreed to by the public. He stated also he cannot find the **BIN 3345640** which is referenced in the proposed resolution. He stated the **BIN number for the Red Flagged Bridge is 3345650**. He questioned if there is a misprint in the resolution. If it is not a misprint, he would like to know what BIN 3345640 refers to. He stated also he would like to know why this resolution is needed now. *(It was clarified after the meeting that there are two (2) a BIN (Bridge Identification Number) 3345650 and 3345680t. The number in the proposed resolution was incorrect. Commissioner Pena's office sent Nov. 26, 2014, a revised version of the resolution to be included as back up for the December 2, 2014 Full Meeting.)*

Legislator Oliverio stated that Congressman Maloney's office has reported that the money is available to repair the Red Flagged Bridge. He stated that he asked where is that in writing; he was told that the DOT would approve and document it.

Commissioner Pena stated that is true and that is what the County has submitted. He stated that it is "earmarked funding" which has a time limitation and is broken up by phases of a project. He stated that this is the Right of Way Acquisition Phase part of this project. He stated that within the scope of work they want to make the adjustment to include the Red Flag Bridge and the Culvert.

Legislator LoBue questioned if there is a correspondence that specifies the current scope of the project; which supports the repurposing of the funds for the project. She stated that would be good for the public to see.

Commissioner Pena stated that they have design approval for the work between Oregon Corners and Adams Corners. He stated that the adjustment needs to be made to reallocate to include the Red Flagged Bridge. He stated that the design that he is working from has had design approval and it is on record.

Legislator Oliverio stated that the County Highway Department and Congressman Maloney's office are working to get the DOT to approve dedicating a large chunk of this funding to repair the Red Flagged Bridge. He stated that the Bridge must get fixed.

Victor Tiship, resident, stated that he agreed with Legislator Oliverio. He stated that he has not seen any documentation stating that the funding has been repurposed to the agreed upon projects. He stated that no one has clearly stated tonight that this is all that will be addressed.

Commissioner Pena stated that he could show the approved design that is on the table, which is what the County is moving forward with. He stated that he could show the submission for the repurposing for the bridge.

Legislator Oliverio stated the bulk of the work will be concentrated from the Putnam Valley High School to Oregon Corners.

Victor Tiship, resident, questioned if there is a public document that could be shared with the public which reflects those facts.

Commissioner Pena stated that the submission to modify the project went to the DOT.

Legislator Oliverio stated that he would like a copy of that correspondence to be sent to the Legislature for review and filing.

Commissioner Pena stated that he will give a copy of the submission to modify correspondence and the approved design that is on the table.

Chair Albano stated that he would like to move this request forward. He stated that he would not want to lose the funding.

Legislator Oliverio requested that Commissioner Pena send to the Legislature prior to the December 2, 2014 Full Meeting the submission to modify the project correspondences.

Legislator LoBue stated receiving the correspondences would help to clarify the scope of the project to the public from point A to point B.

Legislator Nacerino made a motion to approve the Proposed Resolution-Peekskill Hollow Road –Implementation & Funding in the First Instance 100% of the Federal-Aid Eligible Costs of a Transportation Federal-Aid Project and Appropriating Funds; Seconded by Legislator Scuccimarra. All in favor.

Legislator Nacerino made a motion to approve Budgetary Amendment (#14A107) Required to update Capital Project Estimated Costs for Peekskill Hollow Road; Seconded by Legislator Scuccimarra. All in favor.

Victor Tiship, resident, stated that the New York Metropolitan Transportation Council (NYMTC) currently lists the Peekskill Hollow Road project in its entirety. He stated that it has \$7 - \$8million funding as beginning. He stated that it does not clarify what portions are included and what portions are not included. He stated that it shows the project as beginning in 2015 in the summer. He stated that he is concerned that the original project that was delineated is going to be pushed on the people who overwhelmingly rejected it

Chair Albano stated if the County does not move forward, things will remain the same. He stated if the County moves forward the potential is to address some really serious issues. He stated that is our goal. He stated that he has faith in Commissioner Pena's professional opinion and agrees that the County is moving in the right direction. He stated that Legislator Oliverio has been focused on this project for years. He stated in his opinion, the County needs to keep moving forward.

Ann Fanizzi, resident, questioned when the County takes action to move forward will the DOT think that the County is moving forward with the entire project?

Commissioner Pena stated no.

Ann Fanizzi, resident, stated sometimes poor communication happens. She questioned where is the understanding that the County is no longer moving forward with the original plan of 2008, and the County is only doing "x, y & z".

Chairman Albano stated if we reverse everything at this point, the County begins the process again possibly another ten (10) years would go by.

Ann Fanizzi, resident, stated projects go awry by not clarifying things in the beginning. She questioned Commissioner Pena if he has specified what is to be done with this project with the DOT, per the agreement of the Public and the County.

Legislator Oliverio stated that is the document that Commissioner Pena agreed to send a copy of to the Legislature.

Legislator LoBue stated that it has been clarified that the scope of the project has been reduced. She stated that this Committee has asked for a copy of the paperwork and the plans. She stated that the County has made a submission to the DOT that Commissioner Pena will provide a copy of so the Legislature can see the facts of the documented reduced scope of the project.

Deputy Commissioner Highway & Facilities Tully stated that he has been working with the County and has been involved with this project since this project came forward. He stated that when Commissioner Pena came on board he presented all of the issues that have existed in regards to the Peekskill Hollow Road project.

Legislator Nacerino stated that she believes this discussion is getting complicated; when in fact it is not complicated. She stated the specifics are that the County is repurposing the money to cover the four (4) items and the backup that Commissioner Pena will provide, will support the conversation that is taking place tonight.

Resident, (could not hear name), questioned if this backup that will be supplied is more like an amendment.

Commissioner Pena stated that the backup he will provide will have the Existing Design Approval, which displays the original plan of the project.

Resident, (could not hear name) stated if the scope of the original project is being changed, wouldn't that be an amendment.

Commissioner Pena stated that the original scope is not being changed; just something within two (2) points of the original project. He stated there will no longer be any work done beyond Adams Corner, the funds for that portion of the project have been returned. He stated that the County's focus is now between Adams Corner and Oregon Corner. He stated within that the

County wants to repurpose some of the funds to focus on the Bridge and the Culvert, because they are in serious shape.

Legislator Nacerino stated that the County, at this point, is just making the request.

Legislator Oliverio stated that he cannot see that the DOT would reject repair of the Bridge. He stated that there is a liability factor that must be considered. He stated the disrepair of the Bridge has been stated and documented in our Committee meeting minutes for years.

Legislator Nacerino stated in addition to the fact that they cannot limit access for emergency vehicles.

Victor Tiship, resident, stated this Committee will move this matter forward to the December 2, 2014 Full Legislature Meeting. He questioned when will a copy of the application made to the DOT by the County be available.

Legislator Nacerino questioned if Legislative Counsel VanRoss had any comments in regards to the correspondence that has been presented for consideration.

Legislative Counsel VanRoss stated that the material in front of the Committee looks fine; he will review the additional information once it is provided to the Legislature.

Ann Fanizzi, resident, stated in her opinion the Legislature should be a part of this process. She stated she is not sure, but would recommend that verbiage such as "continued oversight by the Legislature will be part of this process" be added to the Resolution.

Chair Albano thanked Ms. Fanizzi for her recommendation. He stated that the County's Highway Department will provide the necessary oversight, which is the job of that department.

Item #4) Presentation/Tilly Foster Farm: Start of Construction Notice

(copy of presentation is with filed meeting minutes)

Commissioner Pena stated that the County is continuing with its infrastructure investigation at the Tilly Foster Farm (Farm). He stated that the County has met with WAC (Water Agricultural Council) and the DEP (Department of Environmental Protection) to review some of the progress and to review some of the things that have been identified at the Farm. He stated that the County wants to make sure that we stay within the conservation easement that exists with Tilly Foster. He stated that there has been positive feedback from WAC and the DEP so far. He stated that they support the direction that the County is moving in and they agree that all of the issues that have been communicated are within the authority of the conservation easement. He stated the one issue that moves outside of the Acceptable Development Area (ADA) and the Municipal Acceptable Development Area (MADA) area is the Septic System. He stated that the Septic System may need to be pulled out of that area because there is no place between those two (2) zones that a proper Septic System can fit to serve all of the different buildings. He stated the County has received clearance to move forward with all of the other items, which involve rehabilitation, restoration, and repair work.

Legislator LoBue questioned if we are speaking exclusively to the water and the septic.

Commissioner Pena stated that there were a variety of items discussed and reviewed with WAC, the only items that WAC wants to continue discussing and have input on is the Septic. He stated that there was discussion about restoring some of the blacktop back to grass and pervious pavement, WAC was pleased with that. He stated it is just conceptual at this point. He stated that they discussed the parking lot expansion that was put in place; it is appropriate in anticipation of having visitors at the Farm.

Legislator Oliverio questioned if that is the area near the windmill.

Commissioner Pena stated that is correct. He stated that WAC did state that would have appreciated if the County had approach them prior to doing the work. He stated that is all part of developing the County's relationship with the WAC , he will work towards keeping the lines of communication open.

Legislator Oliverio questioned if the windmill will be powered up. He stated he believes it would be an interesting feature to have operational at the Farm.

Commissioner Pena stated that they are looking into that. He stated that an electrical evaluation was done in the ADA and NMADA area and found that most of the buildings were underserviced. He stated particularly the lodge, the barn and the cantina are underserviced. He stated that they have been communicating with the NYSEG Planner. He stated two (2) matters have been discussed so far: 1) Upgrade the electric to the facility 2) Bring it underground. He stated that bringing it underground would improve the aesthetics and is considered "hardening". He stated that would prevent damage occurring to the wires due to down trees. He stated that there would be two (2) transformers and a meter panel. The meter panel will allow the County to monitor the amount of electricity being used in each building. He stated in terms of the plan for water at the farm there was a preliminary design provided by a consultant, approximately six (6) years ago. He stated that working with the plumber that the plans has been improved. He stated the new plan would utilize three (3) wells that are existing on the property. He stated that over the past couple of years there has been a lot of time spent on repairing failed water systems. He stated this is certainly in need of improvement. He stated that they will add additional spigots where the animal paddocks are. He stated that the current Septic is inadequate, they fail all of the time. He stated that the County is pursuing to replace the current Septic System. He reviewed a conceptual sketch which provided an overview. He stated that they are currently pursuing if a gravity system would be satisfactory, if that does not seem appropriate, the County is looking at other perk locations and there will need to be a pump system. He addressed the pond restoration. He stated that the Dam has collapsed, the pipe rotted out. He stated that they are working with the DEP to find a funding source through the East of Hudson Water Quality Investment Program (WQIP). He stated that they are working to get funding for the Septic, Dam Repair and the Water Supply. He stated however in reviewing the WQIP qualifications, the request for funding may not be accepted.

Legislator LoBue stated in terms of the Septic System, it was stated that the Health Department addressed the needs for the facility. She questioned what numbers were they using in terms of usage of the Farm.

Commissioner Pena stated that they looked at the current usage, which is actually the highest demand. He stated that residential usage calculated by the number of bedrooms gives a value, which is higher than office or assembly area. He stated that the numbers will be left as residential because that will result in the largest septic field. He stated that will meet the County's needs. He stated if the Cornell Cooperative Department moves to the Farm that may change the Cantina to offices. He continued by presenting with his PowerPoint presentation and discussed the existing Septic Fields. He stated currently there is such a problem with the percolation that some of the fields cannot even be mowed. He showed where they plan to put the curtain drains to address that issue. He stated that the County's plan would result in phosphorus removal which would make the project possibly eligible for the WQIP funding. He showed the proposed locations on the farm that the BOCES and Cornell Cooperative would go if they were to move to the Farm. He stated that the DEP was less concerned about usage of the Farm versus WAC. He stated that WAC expressed a very high comfort level with the direction that both BOCES and Cornell Cooperative move towards; both being agricultural and animal care.

Legislator Oliverio requested that the changes to the original structure be discussed. He stated that is a main concern of his. He stated that they are historic buildings and he would hate to see the character and essence of the buildings altered. He stated the plans he sees do display the kitchen work that is planned to be done; he has no problem with that. He stated that the Cantina and Assembly Hall are beautiful buildings that he hopes are preserved.

Commissioner Pena stated that they do believe that the County would be able to accommodate Cornell Cooperative's lab work without having to change the exterior.

Legislator LoBue questioned why the County is looking to move a department, Cornell Cooperative, from their current location, which meets all of their needs, and work to retrofit a historical Farm to accommodate that department.

Chairman Albano stated that is not for them to answer, it is up to the Legislature to decide.

Legislator LoBue stated that she is concerned with the plans that are being shown this evening. She stated that she would like to see the costs associated with the projected Water/Septic, the Gravel in the Parking Lot, and the Gravel Parking lot that was just expanded. She stated that she wants to be clear of what it is that the Legislature is being asked to approve tonight, if at all anything. The Legislature is unaware of any financial arrangement with BOCES or Cornell Cooperative.

Legislator Oliverio stated that there is nothing to be approved this evening.

Commissioner Pena stated that his example of BOCES being on the Farm may be premature, since that would be reliant on the Legislature's approval, and that process has not taken place as yet. He stated that his responsibility as the Commissioner of Highways & Facilities is to rehabilitate the infrastructure of the Farm so that it is a useable Farm for whatever purpose.

Legislator Oliverio stated again that his main concern is the preservation of the Farm.

Chair Albano stated that conceptually there are some ideas. He stated that factually the septic and water issues need to be addressed, regardless of what direction the County decides to go into.

Commissioner Pena stated that the County is moving forward with the infrastructure improvements that are necessary at the Farm to make it code compliant.

Legislator LoBue stated that she would like to see enumerated the exact work that the County would like to move forward with at the Farm.

Commissioner Pena stated that it is what he is presenting in this presentation.

Legislator LoBue stated that there is an outline showing changes to the facility for BOCES and Cornell Cooperative.

Commissioner Pena stated that they are in the presentation because they are part of the conversation that they have had with WAC. He stated as far as he knows there have not been any discussions with BOCES or Cornell Cooperative.

Legislator LoBue stated that this was stated to be a discussion; however she questioned if an approval is needed for the "Start of Construction Notice".

Commissioner Pena stated no.

Chair Albano stated that the work has begun at the Farm to get the site to be code compliant.

Legislator LoBue questioned if the work of the restrooms is part of the code compliant work.

Commissioner Pena stated yes.

Legislator LoBue questioned if there are going to be three (3) restrooms at the Farm.

Legislator Nacerino stated that the matter of the restrooms and the need to have them ADA compliant has been discussed previously.

Legislator LoBue stated that tonight Commissioner Pena is here giving a presentation and the wording of this agenda item on the agenda is "Construction Notice" she would like to know the

Commissioners definition of that. She questioned what is going on at the Farm and what is entailed under the heading "Construction Notice".

Commissioner Pena stated with the funds that have been approved by the Legislature and the Administration action is being taken to move forward with the restoration of Water, Septic, Electric and the Kitchen. He stated to make the Lodge code compliant ADA Restrooms are being added and handicapped parking is being added as well.

Legislator LoBue stated that she does not understand how it can be decided that there is a requirement for three (3) ADA Restrooms, when the end use of the Farm has not yet been decided.

Chairman Albano stated that this has been discussed and approved in past meetings.

Legislator LoBue stated that the Legislature controls the money and if the Legislature collectively believes there needs to be changes made at this time; the Legislature has the ability to do that.

Legislator Oliverio presented Commissioner Pena with some questions pertaining to the slide displaying the renovation in the lodge, such as the Bar location.

Commissioner Pena provided an explanation of the slide and the projected plans. He did explain that they are flipping the Bar. He stated the reason for that is to improve traffic flow and create a foyer area when you enter into the Lodge.

Legislator Oliverio questioned if the upstairs loft space will remain there.

Commissioner Pena stated that it will remain. He encouraged Legislator Oliverio to come and see the site.

Ann Fanizzi, resident, questioned when the Highway Department last met with WAC.

Commissioner Pena stated it was within the last week or so, the exact date slips his mind.

Ann Fanizzi stated if the Farm were to be kept as a Farm and house animals, how much of this proposed work would have to be done. She stated that she is aware that the Electric was worked on at the Farm in 2011.

Chairman Albano stated that in 2011 all they did was put the meters on the buildings.

Commissioner Pena stated that the current work being done is bringing the Farm's infrastructure up to an acceptable level; code compliant. He stated all that is being done is actually independent to the projected use of the Farm.

Legislator Oliverio stated for clarification, if the Farm were to remain as it is today; with the rentals, all of the work being done would be required to be done to bring it up to code.

Commissioner Pena stated that he would absolutely recommend these changes. He stated that there have been water outages and power outages. He stated these things would need to be addressed regardless of what goes there.

Ann Fanizzi, Resident, stated that earlier Commissioner Pena stated in terms of the electrical, there were underserved facilities on the Farm: the Lodge, the Barn and the Cantina. She stated in light of the extensive plans to repurpose the Lodge and the Cantina is that what is causing the determination that these facilities are underserved.

Chairman Albano stated it has been stated that there are many things that must be done at the Farm to make it a code compliant facility. He stated when making the changes it makes sense that while doing it, that a future look and consideration be given to possible use of the property. He stated that he supports doing the updates once. As the County addresses the work that must be done at the Farm he supports making the changes for the possible uses that have been looked at. He stated if the projections do not come to fruition, the expenses to make the changes and upgrades will not be dramatically different.

Ann Fanizzi, Resident, stated that she agrees that there is need for some upgrades at the Farm: the Pond, the Dam and some work on the Septic System. She stated that she does not believe that the Farm needs all of the changes that are being presented tonight.

Commissioner Pena continued to provide an overview of the work that will be done.

Legislator LoBue requested clarification on the location of the three (3) Restrooms. She requested a copy of the preliminary cost for the work that is being discussed here: Water, Septic, Restrooms etc.

Commissioner Pena stated that he can get that information to the Legislature. He stated that a cost estimate on Water supply would be approximately \$50,000 to \$60,000. He stated that there was an estimate from an outside contractor which came in at \$437,000.

Ann Fanizzi, Resident, questioned where does the need for three (3) Restrooms. She stated a few years back, Mr. DeSantis, Deputy Commissioner of Parks for Westchester County, was looking at the Farm a few years back and offered his recommendations for design and use. She stated Mr. DeSantis did not recommend the Restrooms be put where Commissioner Pena is suggesting. She stated she also does not see that there needs to have three (3) Restrooms.

Commissioner Pena stated that the configuration he is presenting is to accommodate the space that they have and to meet all potential visitors to the Farm: one (1) Handicapped one (1) Female and one (1) Male Restroom.

Chairman Albano facilitated further discussion pertaining to the projected restrooms.

Legislator LoBue questioned if the end area could be used as a location for the Restrooms. She stated that the area is ground level.

Commissioner Pena stated that they did look at that location. He stated however that area may be converted to an office, such as security. He stated that the current location was a desirable location because the Septic line is in that area.

Ann Fanizzi, Resident, continued to express her concern with the projected plans for the Farm. She stated the current plans are moving away from the Agricultural Tourism venue, which was discussed as converting the Farm to.

Legislator Nacerino stated that there has been a great deal of time this evening discussing matters that have already been discussed. She stated that the County is working to maximize the use of the Farm.

Victor Tiship, Resident, stated that he believed the plan was to preserve the Farm as an historic working farm. He stated also he thought it would be used as a teaching venue. He stated that it sounds as though the action being taken is moving away from preserving the site to its original purpose.

Chairman Albano stated that the work being done now is related to the infrastructure: Sewer, Water, Electrical and address the Kitchen matters. He stated that the facility needs to be made code compliant. He stated that these are the basics and once they are in place then the County can expand from there. He stated in his opinion, these are changes that should have been done years ago.

Legislator Nacerino stated that the County has the integrity of the Farm in mind with the proposals that have been brought forward such as bringing Cornell Cooperative and BOCES programs to the Farm. She stated that capitalizing on the agricultural attributes of the Farm, while maximizing the resources at the farm is a focus of the County. She stated that the proposed plans are all still conceptual and not set in stone.

Legislator LoBue questioned why the paint was peeling off the side of one of the buildings on the hill.

Commissioner Pena stated that he has recently noticed that and will look into it. His first thought is that it may not have been primed correctly.

Chairman Albano facilitated additional feedback from Ms. Fanizzi and Mr. Tiship regarding the future of the Farm.

Legislator Oliverio stated that he can see how the public may be concerned when they see this picture of the projected Farm; all that is there is Cornell Cooperative and BOCES which does not match the vision that some people, including himself, had for the use of the Farm.

Chairman Albano stated that is a valid point.

Legislator Nacerino stated that nothing has been finalized in any capacity as far as bringing Cornell Cooperative or BOCES to the Farm.

Chairman Albano facilitated further comments from Ms. Fanizzi and Mr. Tiship in reference to their opinion of bringing the BOCES program to the Farm and its future.

Item #9) Update/Potential Crosswalk on Fairfield Drive

Commissioner Pena stated that he jotted down some rough drawings for the Crosswalks. He stated that it is his professional opinion to put the crosswalk in the middle area of the Fairfield Drive. He stated to provide a visual he stated on one side of the road is a pizzeria and the crosswalk would go to the other side of the road where there is a deli. He stated that this is a preliminary suggestion he has not done a sufficient engineering study to document and support that recommendation. He explained that the plan is to post signage that would alert drivers that there is a pedestrian crosswalk and that the speed limit is 35 mph.

Legislator Nacerino stated that the area being discussed is a very dense portion of Putnam Lake. She stated that the residents of the Putnam Lake community all come to this area to shop. She stated currently people are darting across the road, it is a dangerous situation. She stated at one of the Town Board Meetings it was brought up to her, as the Legislator representing that area, the traffic is increasing in addition to the roadway serving as a short cut to Connecticut for many motorists. She stated that having a Crosswalk would certainly be a positive step.

Legislator Oliverio questioned if the area by the monument in the center of Town would be the area where the crosswalk should go.

Legislator Nacerino stated that she will leave that up to Commissioner Pena to decide where the appropriate place would be. She stated that she will say that the location where the monument is; is away from where people would actually cross; in response to where the actual stores/businesses are. She stated however from an engineering perspective or safety perspective she will take the recommendation from Commissioner Pena.

Commissioner Pena stated that he would be comfortable with putting the crosswalk at both locations. He stated that they need to look at the matter in much more detail. He stated there needs to be field measurements etc.

Legislator Nacerino stated she is appreciative for the Commissioners response to her inquiry for a Crosswalk. She stated this is a real need and concern. She stated that two (2) Crosswalks would be great. She stated that once the details are all handled approximately how long would it take.

Commissioner Pena stated once the plan is decided upon it would move quickly. He stated that there has been discussion to the fact that there are no sidewalks in that area. He stated that the fact of the matter is the area is so dense there will never be sidewalks. However it does not negate the need for the Crosswalk.

Item #6) Discussion/Approval/Proposed Resolution/Morningthorpe Bridge

Commissioner Pena stated that they are working to move forward with the Morningthorpe Bridge. He stated that they are communicating with NYSEG in regards to placing the utility on the bridge; instead of under the creek and to assist in the cost.

Legislator Scuccimarra made a motion to approve the proposed resolution/Morningthorpe Bridge; Seconded by Legislator Nacerino. All in favor.

Legislator Castellano stated that he has been approached by residents of the Village, his constituents, inquiring as to when they will be able to see some plans.

Commissioner Pena stated they are close to signing a design contract. He stated that they will have a design development and maybe at that point there may be some alternatives that could be looked at. He stated one example would be a Covered Bridge, which has been discussed. He stated that type of input would be needed early on to zero in on the type of alternatives.

Legislator Castellano questioned if the projected sidewalk from the Village to the Train; where would the sidewalk exactly be.

Commissioner Pena stated as soon as they can they will have a conceptual way out and then the details can be discussed. He stated that the DOT has been asking how will there be a sidewalk to the Train Station that will be handicapped compliant with the grade at that area. He stated that the County believes that a ramp will be required. He stated that there are still fundamental issues that need to be agreed upon and then a conceptual drawing will be drawn up that they will bring to the Legislature.

Item #11) Other Business - None

Item #12) Adjournment

There being no further business, at 8:45 P.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.