

**PHYSICAL SERVICES COMMITTEE
HELD IN ROOM #318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512**

Members: Chairman Gouldman and Legislators Regan & Sayegh

**Tuesday March 10, 2026
(Immediately following the Rules Mtg. beginning at 6:00pm)**

The meeting was called to order at 9:10pm by Chairman Gouldman who led in the Pledge of Allegiance. Upon roll call, Legislators Regan and Sayegh and Chairman Gouldman were present.

Item #3 – Acceptance of Minutes – October 8, 2025 Budget Meeting

The minutes were approved as submitted.

Item #4 – Approval – Budgetary Amendment 26A016 – Finance – Change Funding Source of DSS Security Capital Project from Borrowed Funds to Capital Projects Reserve

Commissioner of Finance William Carlin stated 2025 was a strong year therefore the County does not need to borrow.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Regan. All in favor.

Item #5 – Approval – Budgetary Transfer 26T039 – General Services – Vehicle GPS System for County Vehicles

Commissioner of the Department of General Services John Tully stated he came before the Legislature last year to begin this project and this funding will now allow them to apply it to the rest of the fleet.

Director of IT/GIS Thomas Lannon stated this project places GPS and cameras in County vehicles allowing their locations to be tracked. He stated this will be beneficial to our insurance and since it is installed on the onboard computer the mechanics will have diagnostic information.

Legislator Sayegh questioned the fiscal impact.

Commissioner Tully stated this was proposed before recent events that are affecting oil prices right now. He stated he believes the budget should be enough to cover and if anything changes he will come before the Legislature to address it at that time.

Legislator Sayegh questioned why this was not included in the budget for this year if it is a continuation of the program.

Commissioner Tully stated the exact amounts and vehicles were unknown. He stated the 2026 budget was based on the activities of 2025 and we began 2026 in much better shape than 2025 so there is enough budgeted to cover the program at this point.

Director Lannon stated the GPS has always been in place and was being paid for through the radio system however the new radio system cannot support the GPS therefore the money that was going toward that is now being used toward this new system.

Legislator Regan questioned if this fund transfer is for equipment rentals.

Director Lannon stated that is correct, the County has a contract through Verizon and the equipment will be refreshed when needed.

Legislator Regan questioned if coverage is throughout the whole County.

Director Lannon confirmed it is.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Sayegh. All in favor.

Item #6 – Approval – Conveyance of Certain County Property to the Town of Carmel – Carmel Tax Map #64.7-1-5

Deputy Commissioner of the Department of Public Works Joseph Bellucci stated this parcel is adjacent to a project being done in the Town of Carmel and will be used to create a staging area and access to storage.

Legislator Sayegh stated Carmel Town Supervisor Michael Cazzari brought this to her in the beginning of the year hoping the County could take quick action on it. She stated she is glad to see this moving forward so the work can begin.

Legislator Crowley stated her appreciation to DPW and the Law Department for moving this forward quickly.

Commissioner Carlin stated this is a long-owned County property that has been designated as Section 8 so there is no tax write off and no fiscal impact to the County.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Sayegh. All in favor.

Item #7 – Approval – Planning Department – Ratification of Application for 2026 Grant Funds Available through the New York State County Infrastructure Program

Commissioner of Planning Barbara Barosa stated this is an annual grant opportunity that only the County is eligible to apply for. She stated the intention of the grant program is to encourage housing development, economic development, and tourism; however the emphasis is on housing. She stated the State is offering \$500,000 for economic development or tourism projects and they are offering \$1 million for housing development projects leading to the creation of 10 housing units. She stated the County applied for this funding last year and was successful in being granted \$500,000 for the Route 311 and Terry Hill project in relation to Patterson Crossing. She stated this opportunity came to the County from the Town of Carmel as they were interested in having the County sponsor this project for private housing by a private developer. She stated the County projects were vetted to see if any of them could be eligible for this funding, however none were. She stated County Executive Byrne has agreed that the County could sponsor the application for this private developer. She stated the project is 40 market rate housing townhouses in the Town of Carmel.

Chairman Gouldman made a motion to waive the rules and accept the additional;
Seconded by Legislator Regan. All in favor.

Commissioner Barosa stated the additional information submitted was her response to questions posed by Legislator Birmingham. She reviewed some of the information in her memorandum; the letter of intent was submitted last week to meet the deadline of 4 weeks before the application deadline of April 1, 2026. She stated Empire State Development approved that letter of intent. She stated this project is referred to by the town as Carmel Residential Housing Project and it is also referred to as the Albano Housing Project. She stated the grant required a non-NYS match of 50% therefore \$2 million would need to be expended by the developer and \$1 million would be reimbursed. She stated there would be no cost to the County and the developer has agreed to have a grant writer write this so County staff time would not be used. She stated this funding would go toward necessary roadway and drainage improvements. She stated the roadway will eventually be turned over to the Town.

Legislator Sayegh questioned if the infrastructure work would be done before the building of the units.

Commissioner Barosa stated the Town Planning Board approved the infrastructure work.

Legislator Sayegh stated her hope that this housing will entice younger people to stay or move to Carmel.

Legislator Birmingham thanked Commissioner Barosa for this information. He requested clarification on where the improvements will be taking place because only Counties can apply for this funding.

Commissioner Barosa the County would be sponsoring the application on behalf of the developer. She stated the infrastructure will be turned over to the Town so their approval is necessary. She stated similar projects have been done this way in the past.

Legislator Montgomery stated housing is needed here and she loves the concept of the County passthrough money to create these opportunities for the Towns. She stated this specific project does not create housing for young people. She stated it is unfortunate that the Town did not make a requirement that a small number of units be made affordable. She stated these units were approved for \$650,000 per unit. She stated allocating a certain number of affordable units provides opportunity for our residents to stay in Putnam or for people to move into Putnam.

Legislator Regan questioned if there are any caveats to this grant. He requested clarification of the County's involvement in this process if the road is being turned over to the Town.

Commissioner Barosa stated the County is the only eligible applicant for the funding.

Legislator D'Angelo questioned if there are any other projects to be recommended for this funding.

Commissioner Barosa stated the County projects were reviewed and there is nothing shovel-ready and eligible for these funds.

Legislator D'Angelo stated as a young person who is in the market to buy a home he sees that these units are a step in the right direction.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Sayegh. All in favor.

Item #8 – Discussion – Update on 34 Gleneida Avenue

Senior Deputy County Attorney Heather Abissi stated any discussion pertaining to the substance of the offers should be had in executive session.

Legislator D'Angelo questioned if anything is being voted on this evening or if this is solely for discussion.

Chairman Gouldman stated it is on the agenda for discussion.

Legislator Sayegh stated she would like to discuss these offers in detail.

At 9:30pm Chairman Gouldman made a motion to go into executive session to discuss confidential real estate offers; Seconded by Legislator Sayegh. All in favor.

At 10:21pm Chairman Gouldman made a motion to come out of executive session; Seconded by Legislator Sayegh. All in favor.

No action was taken.

Item #9 – Other Business – None

Item #10 – Adjournment

There being no further business at 10:22pm, Chairwoman Gouldman made a motion to adjourn; Seconded by Legislator Regan. All in favor.

Respectfully Submitted by Deputy Clerk Beth Robinson.