PHYSICAL SERVICES COMMITTEE MEETING
HELD IN THE
HISTORIC COURTHOUSE
CARMEL, NEW YORK 10512

Members: Chairman Gouldman and Legislators Regan & Sayegh

Tuesday 6:00pm September 22, 2026
(Special Full Mtg. and Budget & Finance Mtg. to immediately follow)

The meeting was called to order at 6:01pm by Chairman Gouldman who lead in the Pledge of Allegiance. Upon roll call, Legislators Regan and Sayegh and Chairman Gouldman were present.

Item #3 – Acceptance of Minutes – July 16, 2026 & August 13, 2026

The minutes were accepted as submitted.

Item #15 – Other Business

Chairman Gouldman made a motion to address agenda item #15b first and to waive the rules and accept the other business; Seconded by Legislator Regan. All in favor.

Item #15b – Approval – District Attorney Office Conference Room Renovation

District Attorney Robert Tendy stated the office is short on workspace and one Assistant District Attorney is currently working from the conference room, creating operational and confidentiality concerns. He stated the proposed renovation would divide the conference room to create two offices while retaining a smaller conference space at an estimated cost of approximately $30,000.

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

Item #15a – Approval – Demolition of County-Owned Building on Route 312

Commissioner of the Department of Public Works Thomas Feighery stated the long-vacant County owned building is proposed for demolition and the work would include the necessary abatement and site restoration.

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

Item #15c – Approval – Budgetary Transfer 26T275 – District Attorney Renovation and Demolition of 125 Route 312

Acting Commissioner of Finance Alexandra Gordon stated the transfer would close out completed capital projects with remaining balances and reallocate the available funding to the District Attorney's Office renovation and the demolition of the building on Route 312.

Commissioner Feighery explained that the funds being allocated are remaining from projects that were completed under budget, many of which were done in-house.

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

Item #4 – Approval – Requesting a Traffic and Speed Limit Study and the Initiation of Procedures to Reduce the Posted Speed Limit on East Lake Boulevard (County Route 72) – Town of Carmel

Legislator Crowley stated residents and local officials have raised concerns regarding speeding, congestion, parking and pedestrian safety on East Lake Boulevard. She stated she would like the County to begin their part of the process so it can move forward appropriately. She stated the Putnam County Traffic Safety Board and Town of Carmel will be considering similar items this month and moving this through Committee allows the County to be prepared to move forward at the next Full Legislative Meeting once those other pieces are in place.

Commissioner Feighery confirmed the Town Board resolution and Traffic Safety Board review are part of the process.

Commissioner of Planning, Development and Public Transportation Barbara Barosa stated funding is available for the traffic study and the County is beginning the necessary work.

Chairman Birmingham suggested the Committee advance the item so it can be ready for the Full Legislative Meeting if the Town Board and Traffic Safety Board complete their respective actions before then.

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

Item #5 – Approval – Appointment – Agriculture and Farmland Protection Board – Honovich

Chairman Birmingham stated the Agriculture and Farmland Protection Board appointment is made by the Chair of the Legislature and he had received three (3) applications. He stated he recommended Dr. Daniel Honovich and referred the appointment through the Committee and Full Legislature for approval.

Multiple Legislators expressed support for Dr. Honovich's appointment and cited his agricultural knowledge, veterinary background and involvement with the Putnam County farming community.

Brett Harris, Carmel resident, stated Dr. Honovich has been a strong advocate for the Agriculture and Farmland Protection Board and supported this appointment.

Cassandra Roth, stated Dr. Honovich would bring a knowledgeable and measured voice to the Board and supported the appointment.

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

Item #6 – Approval – Planning Department Request to Apply for CREST (Community Resiliency, Economic Stability, and Technology) Grant – Security Upgrades at Koehler Senior Center

Commissioner Barosa stated previously awarded CREST funding could not be used for the originally contemplated project and she would like to apply the funding toward security upgrades at the Koehler Senior Center. She stated the proposed work includes security cameras, alarms and access-control improvements consistent with Countywide security upgrades.

Legislator Montgomery questioned the placement and purpose of interior cameras, including cameras proposed for the café and adult day care areas.

Commissioner Barosa stated she would obtain additional information from IT and security personnel regarding the rationale for the locations.

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

Item #7 – Approval – Authorizing the Implementation, and Funding in the First Instance 100% of the Federal-Aid and State "Marchiselli" Program-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds Therefore – Stoneleigh Ave. at Drewville Road Intersection Project (PIN 8761.97)

Commissioner Feighery stated the item authorizes the funding structure necessary to move the Stoneleigh Avenue at Drewville Road intersection project forward.

Legislator Montgomery questioned whether future construction cost increases would alter the County's local share percentage.

Commissioner Feighery stated the County share is expected to remain approximately 5% and additional eligible project costs may be addressed through the State funding process within the applicable parameters.

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

Item #8 – Approval – Budgetary Amendment 26A077 – DPW – Local Match – Stoneleigh Ave. at Drewville Road Intersection Project (PIN 8761.97)

Legislator Crowley stated support for the intersection project and noted the anticipated safety improvements for residents and motorists traveling to nearby medical facilities.

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

Item #9 – Approval – Budgetary Transfer 26T268 – Dept. of General Services – Electric Supply and Delivery Costs through Year End

Commissioner of Department of General Services John Tully stated the transfer is necessary to cover increased electricity costs across approximately 91 County accounts through year end. He

stated the County recently rebid its electric supply and secured a fixed rate expected to provide greater cost stability going forward.

Legislator Regan questioned whether County accounts are combined for purchasing purposes.

Commissioner Tully stated the County uses its overall electric demand when bidding the supply portion of the bill and explained that electric bills include separate supply and delivery components.

Legislator Montgomery questioned how much of the increase was attributable to supply versus delivery costs.

Commissioner Tully stated the higher variable supply rate during the first half of the year was a significant factor and the County has since locked in a fixed rate.

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

Item #10 – Approval – Ratification of the 2026 Real Property Tax Sale

Tax Supervisor Michael Dean stated the September 16, 2026 property tax sale resulted in the sale of all but one property, with approximately $2.7 million in total sales and approximately $5 million in assessed value returning to the tax rolls.

Legislator Birmingham questioned the foreclosure timeline.

Tax Supervisor Dean stated the foreclosure process generally begins in the third year and explained that the current sale involved older 2017 and 2018 tax year properties affected by the COVID-era backlog. He stated the County is continuing to work through later years.

Legislator Sayegh questioned the status of lake-related properties and prior legal delays.

Tax Supervisor Dean stated certain tax cancellations had been authorized and noted that changes in State law and court proceedings had delayed some foreclosure matters.

Legislator Crowley questioned how the County handles properties removed from a sale by court order and whether auction related costs can be recovered.

Tax Supervisor Dean stated the County would seek recovery of applicable costs where possible and that pending matters remain subject to court determination.

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

Item #11 – Discussion – Continental Village Lake Park Dam

Legislator Montgomery stated she visited the site on September 9th and reviewed prior engineering options for the dam. She stated the community would like to preserve the pond and questioned the status of the County's recent emergency repair and the next steps with the New York State Department of Environmental Conservation (DEC).

Commissioner Feighery stated a fallen tree damaged the dam and DPW completed an emergency repair before significant rainfall. He stated the repaired area performed without issue during subsequent storms, the work was completed to the engineer's specifications and documentation was being submitted to DEC for review. He stated DPW is hopeful the repair will be accepted as the permanent solution.

Zoila Morell, Continental Village resident, thanked the County for addressing the matter and questioned when the community could expect confirmation that the pond would be preserved. She also requested that future efforts address the long-term health of the pond.

Kendra Parker, Continental Village resident, stated residents would like to pursue grants and other opportunities to improve the health of the pond once the dam issue is resolved. She questioned how residents could participate when the County owns the property.

Legislator Montgomery questioned if the residents could apply for available grants.

First Senior Deputy County Attorney John Cherico stated he does not believe residents could apply for the grants without being the property owner.

Legislator Russo, Soil & Water Conservation District Board Member, stated additional grant opportunities are expected in future rounds and encouraged the community to continue organizing and preparing for future applications.

Item #12a – Approval – Demolition of County-Owned Building – 34 Gleneida Avenue – Carmel, NY

Legislator D'Angelo stated he believes the property can become an important public asset but would prefer a comprehensive planning process, including professional concepts and public input, before the County commits to a final design. He stated he did not oppose investment in the property but wanted the long-term plan to be deliberate and complete.

Legislator Sayegh stated the Legislature had already removed the property from the market and she supported moving forward with demolition rather than continuing to maintain a deteriorating building through the winter.

Legislator Regan requested an explanation on the condition of the building and what it might look like through the winter.

Commissioner Feighery stated the building's systems and condition make continued winter operation impractical. He stated demolition and abatement could be handled by a contractor and the site could be left level, safe and maintainable while the County determines the final use.

Town of Kent Highway Superintendent Richie Othmer stated the building should be removed and the property could remain as a simple green space while the County considers its long-term design. He expressed the importance of this County campus.

Paul Camarda, Putnam County resident, stated demolition would provide an open view of the Historic Courthouse and allow the County to evaluate future concepts without pressure to immediately construct the final project.

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

Item #12b – Discussion – Proposals from Town of Kent Highway Superintendent Othmer

Highway Superintendent Othmer presented renderings and concepts for a public green space that could support veterans' ceremonies, parades and other community events. He discussed maintaining the existing driveway and incorporating low profile features that would preserve the view of the Historic Courthouse.

Mr. Camarda thanked the Legislature for carefully considering what to do with this space. He presented additional layout concepts developed with engineering input. He discussed retaining the existing driveway and possible features including a gazebo, fountain, small playground, seating areas and other improvements.

Chairman Gouldman thanked Mr. Othmer and Mr. Camarda for their proposals and stated additional concepts and public input should be considered before a final design is selected.

Item #13 – Update – Fair Street Project – Dept. of Public Works

Commissioner Feighery stated the Fair Street project is substantially complete and the contractor is working through the remaining items on the checklist. He stated the road was opened before the start of school and only minimal traffic interruptions remain.

Legislator Birmingham spoke to the history of Fair Street and thanked DPW and everyone involved for bringing this much needed project to fruition.

Legislator Russo stated Fair Street connects Patterson and Carmel and she drives it quite often and stated it is a beautifully done project.

Legislator Regan questioned if the remaining work is being completed in house by DPW.

Commissioner Feighery stated the County coordinated additional water main and gas main work, future sewer connections and safety improvements while the roadway was open for construction. He stated the remaining closeout work is expected to continue through December.

Legislator D'Angelo questioned the status of utility adjustments, remaining retaining wall work and vegetation near Woodland Trails.

Commissioner Feighery stated the engineered retaining walls were subject to construction inspection and resident engineer review and stated he would follow up regarding the vegetation concern.

Chairman Gouldman thanked Commissioner Feighery.

Item #14 – FYI – Fund Transfer 26T261 – Finance – Rectify Soil & Water Account for Part B Funds

Acting Commissioner Gordon stated the transfer corrects Soil & Water Conservation District accounts involving Part B funding that had been associated with a culvert project. She stated

Finance reviewed the matter with DPW and the Law Department and confirmed the funds were accounted for and could be transferred with no fiscal impact.

Item #16 – Adjournment

There being no further business at 8:04pm, Chairman Gouldman made a motion to adjourn; Seconded by Legislator Regan. All in favor.

Respectfully Submitted by Deputy Clerk, Beth Robinson.