

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

Members: Chairman Ellner and Legislators Crowley & Jonke

Monday November 17, 2025
(Immediately following the Health Mtg. beginning at 6:00pm)

The meeting was called to order at 6:50pm by Chairman Ellner who requested Legislator Montgomery lead in the Pledge of Allegiance. Upon roll call Legislators Crowley and Jonke were absent and Chairman Ellner was present. Chairman Ellner requested Legislator Montgomery sit on the Committee.

Item #4 – Acceptance of Minutes – September 25, 2025

The minutes were accepted as submitted.

Item #5 – Presentation – Hudson Valley Regional Council – County-Level Climate Adaption and Resilience Plan

Commissioner of Planning, Development and Public Transportation Barbara Barosa introduced Sofia DiTommaso, Resilience and Adaptation Coordinator with the Hudson Valley Regional Council (HVRC), who has been assisting the County put together their Climate Adaptation and Resilience Plan.

Ms. DiTommaso provided an overview of HVRC. She stated the collaboration between Putnam County and HVRC is to work toward New York State Climate Smart Silver Certification. She stated in order to achieve Silver Certification three (3) Climate Smart actions will be completed: creating a climate vulnerability assessment, writing a climate adaptation plan, and evaluating policies for climate resilience. She stated the purpose of these actions is to understand and evaluate existing resiliency progress and gaps in the County, to assess and analyze climate hazards facing the County, to assess vulnerability assets to these hazards, and to craft tangible strategies to address these hazards and their impacts. She stated by identifying the possible hazards it allows the County to better prepare and become a more resilient community. She stated the first two (2) actions should be completed by Winter 2026 and in Spring 2027 the work will begin on the climate adaptation plan, which should be completed by early summer 2027 with ample time for community feedback. She stated in order to get credit through the Climate Smart Communities Program the plan will need to be formally adopted by the County. She stated completing these actions will not only increase Putnam County's progress toward Silver Certification, it will help position the County to be competitive for grant funding.

Legislator Montgomery stated she is excited to begin working on this program. She stated Putnam County has come a long way and HVRC has been assisting the County

from the beginning. She stated the County is embarking on its five (5) year hazard mitigation plan with the Bureau of Emergency Services as well. She questioned if any of that information will be pulled for this purpose as well.

Ms. DiTommaso stated that existing draft of the hazard mitigation plan has been a really valuable resource so far and conversations have begun about staying informed throughout that process as well.

Legislator Sayegh stated the County has a come a long way and there were already many projects in place that coincided with the Climate Smart certification. She thanked Legislator Montgomery for bringing this to the Legislature originally.

Item #3 – Chairman’s Report

Chairman Ellner stated the Administration sent an updated resolution for inclusion in the Agricultural District. He stated in looking into it, he determined that the Agriculture and Farmland Protection Board did not provide any input, therefore he did not include it on this evening’s agenda.

Item #6 – Approval – Budgetary Amendment 25A108 – Accepting Donation for Sybil Ludington Statue Restoration

Legislator Sayegh thanked the Whipple Foundation for the Preservation of Putnam County for this donation.

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

Item #7 – Approval – Budgetary Amendment 25A111 – Putnam Golf – Fund Account for Projected Golf Activity through Year End

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

Item #8 – Approval – Notice of Intent to Act as Lead Agency for SEQR Review – Tilly Foster Farm Conservation Easement Amendment – Planning Dept.

Commissioner Barosa stated this will begin a SEQR (State Environmental Quality Review) Review and the Legislature would act as lead agency.

Andrew Negro, Outside Counsel, stated he has been working with the Department of Public Works to amend the conservation easement the Watershed Agricultural Council (WAC) has over Tilly Foster Farm. He stated the County amended this easement previously to change some of the use areas at the Farm and they are working with WAC to do that again. He stated they are looking to expand the municipal area, allowing the County to have more uses. He stated there is about 130 acres of land that would be

included in the WAC easement as a resource protection area and there is a Watershed tributary that runs from Lake Carmel, parallel to John Simpson Road down into the Middlebranch Reservoir, which will help water quality and all parties are in favor. He stated this amendment benefits all parties, which has made it a smooth process.

Legislator Montgomery questioned what an Acceptable Development Area (ADA) is.

Mr. Negro stated the easement on the Farm is broken down into different use areas and one of the use areas is the ADA, another one is MADA (Municipal Acceptable Development Area). He stated the easement itself has certain enumerated uses in those different use areas. He stated the ADA and MADA will be enlarged in exchange for adding the other property.

Legislator Montgomery questioned if there is a specific purpose for enlarging the ADA and MADA.

Mr. Negro stated the enlarged area would enhance the existing use, such as events or concerts held there. He stated the County will have more flexibility and it will be easier for WAC to administer.

Legislator Montgomery stated she hesitates utilizing the Farm as a venue for large events. She stated she would be interested to see the allowable uses for an ADA and MADA.

Mr. Negro stated WAC is a steward of the agreement and will not allow the County to do anything in excess of what is permitted in the easement. He stated he can provide the text of the easement which includes the allowable uses.

Legislator Montgomery questioned if WAC would allow hunting on that property being added.

Mr. Negro stated WAC does not allow hunting.

Legislator Sayegh clarified that the ADA is being expanded by 2.8 acres and in exchange, 131 acres is being added as protected area. She stated this is a great educational facility and she is in favor of expanding the footprint.

Mr. Negro stated that is correct.

Legislator Addonizio requested clarification on the flexibility that will result from this amendment.

Mr. Negro stated the MADA is the least restricted use area and the ADA is the second least restricted, so by expanding those areas the use in general becomes less restrictive.

Legislator Addonizio questioned if another building could be built.

Mr. Negro stated no, there are still development restrictions within those areas. He stated this is a procedural resolution for the County to begin the SEQR process and he will be back before the Legislature with a more detailed presentation.

Legislator Montgomery questioned if public would be able to fish on the property where the tributary is.

Mr. Negro stated yes, fishing is permitted with a license.

Legislator Ellner questioned if there is a future projection that initiated this.

Commissioner Barosa stated this will alleviate some current concerns and make the oversight for WAC easier.

Legislator Ellner made a motion to pre-file the necessary resolution; Seconded by Legislator Montgomery. All in favor.

Item #9 – Approval – Notice of Intent to Act as Lead Agency for SEQR Review – Donald B. Smith Campus Site Improvements – Planning Dept.

Commissioner Barosa stated this will initiate an environmental review of external improvements to the Donald B. Smith campus for parking, drainage, and sidewalks.

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

Item #10 – Approval – Support Continuing the Putnam County Parking and Transfer Program and the Intercity Bus/Mass Transportation Joint Service Agreement to Operate the Croton Falls Shuttle and Park & Ride Facilities – Planning Dept.

Commissioner Barosa stated this is funded by New York State and this contract is the funding mechanism for the shuttle and the County is reimbursed for the Park & Ride maintenance. She stated the total amount is \$375,000.

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

Item #11 – Approval – Grant Application – Office for Senior Resources – Federal Transit Administration Section 5310 Funding – Six Buses to Replace Aging Fleet & Route Assistance Software – 20% County Match

Director of the Office for Senior Resources Marlene Barrett stated this grant is for six (6) buses and the County has a 20% match, which is about the cost of one (1) bus.

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

Item #12 – Approval – Grant Application – Community Resiliency, Economic Sustainability, and Technology Program – Sybil Ludington Statue Restoration Project – Senator Pete Harckham – No County Match – Planning Dept.

Commissioner Barosa stated this grant is in the amount of \$50,000 to restore the Sybil Ludington statue.

Legislator Sayegh questioned if there is an estimated cost of restoring the statue.

Commissioner of General Services John Tully stated a Request for Proposals went out and the two (2) that came in are in the evaluation process.

Legislator Montgomery thanked Senator Harckham for securing this funding.

Chairman Ellner thanked County Historian Jen Cassidy as well for identifying this grant.

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

Item #13 – Adoption – SEQRA Negative Declaration – Approval – Site Lease Agreement – Approval – Land Use Zoning Exemption for the Facility – E911 Tower – Town of Philipstown

Commissioner Barosa stated the Legislature approved an environmental review in 2024 and since that time a great deal of work has gone into this project. She stated there were no identified environmental impacts.

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

Item #14 – Approval – Request NYS Legislature to Introduce Alienation Legislation – Parkland Alienation for E911 Tower – Town of Philipstown Tax Map – Planning Dept.

Mr. Negro stated agenda items #13, #14, and #15 pertain to the same project. He stated the County is leasing a portion of property to construct an emergency services tower. He stated that property is encumbered by a conservation easement held by the Hudson Highlands Land Trust (HHLT). He stated in order for the Town of Philipstown to lease this property to the County, they had to get a waiver from HHLT in order to comply with the conservation easement. He stated in exchange, the Town is donating 2.6 acres of property to OSI, an environmental conservation entity. He stated the approval for the

alienation from the State is necessary because they are parkland or open space.

Chairman Ellner made a motion to waive the rules and accept the revised resolution; Seconded by Legislator Montgomery. All in favor.

Legislator Montgomery stated this is a long process to enhance the emergency services in Putnam County. She thanked everyone involved.

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

Item #15 – Approval – Transfer of Certain Real Property Owned by the County of Putnam to Hudson Highlands Land Trust – Memorandum of Understanding – E911 Tower – Town of Philipstown – Planning Dept.

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

Item #16 – Approval – Authorizing the Implementation and Funding in the First Instance 100% of the Federal-Aid and State-Aid Eligible Costs of a Transportation Federal Aid and/or State-Aid Transportation Project and Appropriating Funds Therefore – Culvert Replacement in Carmel and Patterson – PIN 8762.97

Deputy Commissioner of Department of Public Works Joe Bellucci stated this is the appropriation of funding for the culverts to be done in Mahopac and Patterson. He stated this is 80% reimbursable from the Federal Government with potential for another 15% reimbursement from State Marchiselli funds.

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

Item #17 – Update – 34 Gleneida Avenue – Commissioner of Dept. of General Services John Tully

Commissioner Tully stated there are currently no offers on the property, there were recently some made but they have fallen through.

Chairman Ellner stated he is aware that an offer made was well below what was offered in the past.

Commissioner Tully stated there are some restrictions, one being that the offers will be for the property “as is” with no additional requests and as close to the listing price of \$600,000 as possible. He stated the appraisal done was about \$630,000.

Legislator Sayegh stated the property was always listed “as is”. She questioned when

the last appraisal was done.

Commissioner Tully stated despite it being listed that way some offers were made with contingencies. He stated the realtor believes the comps used for the appraisal are no longer valid and because the property is so unique the market will dictate the price.

Chairman Ellner stated he would like to get this property back on the tax rolls. He stated he has been made aware that parking is an issue, perhaps the property would be more attractive with an easement to use the Courthouse entrance to park in the small lot.

Legislator Montgomery questioned if the property should be taken off the market for County use since it is not selling.

Commissioner Tully stated he can bring that suggestion to the Administration.

At 7:45pm Chairman Ellner made a motion to go into executive session to discuss confidential details related to the sale of County property; Seconded by Legislator Montgomery. All in favor.

At 7:46pm Chairman Ellner made a motion to come out of executive session; Seconded by Legislator Montgomery. All in favor. No action was taken.

Chairman Ellner explained this would be discussed during executive session at the end of the meeting.

Item #18a. – Other Business – Proposed Changes to Agricultural District Inclusion

Chairman Ellner made a motion to waive the rules and accept the other business; Seconded by Legislator Montgomery. All in favor.

Chairman Ellner stated the changes have been sent to Legislative Counsel for review.

Cassandra Roth, Agricultural and Farmland Protection Board member and Chair of the Soil & Water Board, stated the Agricultural and Farmland Protection Board (Ag Board) has not weighed in on any draft pertaining to Agricultural District Inclusion criteria that has come before the Legislature. She stated the Ag Board has been working on the application and changing what they look for when they do site visits. She stated she submitted the draft this evening to clarify things that have been overlooked or unclear in the past. She stated there has been confusion over what the Ag Board can and cannot do.

Chairman Ellner stated there is a lot of confusion and he is happy to see work being done to provide some clarity. He stated he is willing to hold a Special Physical Services Committee Meeting if necessary to get this done before his term ends.

Legislator Montgomery stated the role of the Ag Board is to create agricultural policy for the County. She stated she believes the Ag Board is governed only by State law. She stated she is looking forward to reviewing this resolution.

Legislator Sayegh disagreed. She stated the Ag Board is an advisory board to the Legislature. She stated the Ag Board would need to comply with a procedure adopted by the Legislature.

Ms. Roth stated the Ag Board cannot make policy, however they are a great resource in forming policy through the County.

Senior Deputy County Attorney Abissi stated the challenge is that the County should not be reinventing the wheel. She stated there is language used in the State, which can be confusing, however if the County changes that language it could be duplicating policy.

Commissioner Barosa stated the Ag Board has the opportunity to comment on the policy, it was uploaded via Sharepoint and there were no comments from Board members.

Legislator Addonizio questioned if there is a time constraint.

Commissioner Barosa stated it would be best to be in place before the next inclusion period in April 2026.

Legislator Montgomery recognized the work that has gone into this and thanked everyone involved.

Item #18b. – Other Business – Constituent Concern

Chairman Ellner made a motion to waive the rules and accept the other business; Seconded by Legislator Montgomery. All in favor.

At 8:02pm Legislator Ellner made a motion to go into executive session to discuss confidential topics in item #17 and #18b; seconded by Legislator Montgomery. All in favor.

At 8:29pm Legislator Ellner made a motion to come out of executive session; seconded by Legislator Montgomery. All in favor. No action was taken.

Item #19 – Adjournment

There being no further business at 8:30pm, Chairman Ellner made a motion to adjourn; Seconded by Legislator Montgomery. All in favor.

Respectfully submitted by Deputy Clerk Beth Robinson.