

**Board of Trustee Workshop**  
**June 15, 2010**

The Board of Trustees for the Village of Cold Spring held a workshop meeting on Tuesday, June 15, 2010 at Village Hall, 85 Main Street, Cold Spring, NY at 7:30 pm.  
Attending: Mayor Seth Gallagher and Trustees Campbell, Hustis and Serradas  
Absent: Trustee Falloon (work-related absence)

1. Bart Clark, P.E. of Oakwood Environmental provided a presentation on the findings of a recent video inspection of the sewer system.

2.       **RESOLUTION 2010-32 VILLAGE SUPPORT FOR SCHOOL DISTRICT AND TOWN EFFORTS TO ADDRESS IMPLICATIONS OF HIGHLAND VALLEY DEVELOPMENT PROJECT**

WHEREAS, Walloon Trust has submitted a Draft Environmental Impact Statement (DEIS) for the Highland Valley development project to the Town of Fishkill Town Board and that this DEIS is for the purpose of “consideration of rezoning the project parcels from their current zoning designation of GB and R-4 zone to a RMF-5 zone and the development impacts associated with the development of the site to allow for the use of the Mobile Home Park regulations”;

AND WHEREAS, the proposed Highland Valley project calls for a high-density development of 210 homes on a 76.6 acre parcel;

AND WHEREAS, this parcel is located in the Haldane School District and adjoins the Town of Philipstown;

AND WHEREAS, the proposed enrollment impact on the Haldane School is much greater than the DEIS estimate of only 24 students, and would likely be closer to an estimate of 140 students;

AND WHEREAS, greatly increasing the number of students at the Haldane School will require the construction of an addition to the existing school building(s) and such construction will create a severe tax impact on the Cold Spring taxpayers;

AND WHEREAS, the Clove Creek Aquifer runs through Fishkill and Philipstown and is the area’s only “Primary Aquifer”;

AND WHEREAS, the Clove Creek Aquifer provides pure water to seven (7) communities across two (2) counties including the Town of Philipstown, where the Village of Cold Spring is located and where the Village draws its water supply from;

AND WHEREAS, over 200 acres of additional developable property is located in the immediate vicinity of the Hudson Valley project; is within the Haldane School District; is

located over the Clove Creek aquifer; and is eligible for the same rezoning as the Highland Valley project;

BE IT RESOLVED, that the Village of Cold Spring will support efforts of the Town of Philipstown and the Haldane School District to address this important issue for the benefit of the Village, Town, and School District residents.

On roll call vote:

Trustee Bruce Campbell voting yes  
Trustee Airinhos Serradas voting yes  
Trustee Charles E. Hustis, III voting yes  
Trustee J. Ralph Falloon voting absent  
Mayor Seth Gallagher voting yes

Resolution officially adopted June 15, 2010

3. Request from the Haldane School to participate in legal effort regarding Highland Valley Development

4. The following ideas were put out for discussion on the village component of the Butterfield Hospital proposal:

1. Post Office- make this location formally part of the proposed project so that when the Post Office puts out requests for lease offers this location can compete with any others. This would allow all options to move forward. This location could very likely compete price wise with any other location, which is one important factor the Post Office will consider in making their decision
2. Cold Spring Police Station- moving the police station to Butterfield would solve the non-ADA access problem of the current location and allow police vehicles to be stored at the station location.
3. Shared courtroom and Justice Court Office- This would be shared with Philipstown, if not Nelsonville. This would provide state of the art court facilities. This option would have costs for the village but would free up the current courtroom for other village meetings.
4. County Senior Center
5. Firehouse located on this site
6. Locate trolleys at this site in secure garage space and save gas money driving to Carmel.
7. Contribute the Grove to this property with use to be determined

After discussion, Trustee Hustis moved to include seven items (as described above) in the plan for the Butterfield site and seconded by Trustee Campbell and seconded by Trustee Campbell.

On roll call vote:

Trustee Hustis voting yes  
Trustee Bruce Campbell voting yes  
Trustee Serradas voting yes

Mayor Gallagher voting yes

Trustee Serradas stated that he was in favor of consolidation of all services as much as possible. Trustee Serradas moved to include Village Hall to the Butterfield site and seconded by Trustee Hustis.

On roll call vote:

Trustee Hustis voting yes

Trustee Campbell voting no

Trustee Serradas voting yes

Mayor Gallagher voting no

5. Trustee Hustis moved to release Cold Spring Landing from the \$500 (site) bond and seconded by Trustee Serradas and unanimously approved.

6. Trustee Hustis moved to approve payment of audited bills and seconded by Trustee Serradas and unanimously approved.

7. Trustee Hustis moved to authorize sending shut off letters to Nelsonville/ Philipstown residents who haven't paid water/sewer bills. Motion seconded by Mayor Gallagher and unanimously approved.

8. Correspondence

- a. Planning Board opinion on composting toilets
- b. Letter of thanks from Butterfield Library for contribution to the Big Truck Day event
- c. Letter of thanks from David Cooke of the CSADA for support of the June 13<sup>th</sup> Antique Show
- d. Stephen Gaba regarding enacting a local law providing Village Police shall impound or boot the vehicle of a party that has multiple parking violations
- e. NYCOM Planning and Zoning Summer School agenda will be forwarded to other boards for consideration
- f. Grant Action News

9. Board members approved of the application for Community Day vendors.

10. Lynn Miller distributed raffle tickets on behalf of the Chamber of Commerce.

Meeting adjourned at 9:53 pm

Notes taken by Mayor Seth Gallagher

**Addendum added by vote of the Board of Trustees on 09-14-2010**

**AGENDA BOARD OF TRUSTEE WORKSHOP**

**JUNE 15, 2010 at 7:30 PM**

**Village Hall – 85 Main Street**

**Transcript of Meeting Minutes**

### **BEGINNING AUDIO RECORDING – 38m:13s**

Presentation by Bart Clark of Oakwood Environmental to discuss results of recent video inspection of the sewer system and inflow and infiltration

### **BEGINNING AUDIO RECORDING – 38m:14s**

Request from Haldane School to participate in legal effort regarding Highland Valley Development:

- Gallagher: Let's move on to item two, resolution 3220-10; resolution supporting efforts of town and school pertaining to Highland Valley Development. This sort of goes along with the third item; Request from Haldane School to participate in legal effort regarding Highland Valley Development. They did meet with the school superintendent and the town supervisor and a number of other people sort have been involved in this issue and they're going to be putting up money and there is a request in something that I think is probably worth us getting involved in a small way, a limited way and in the neighborhood of two thousand dollars something like that; to put that in the economic consequences for village residents, if the development were to go in there of that size there's again the potential for even larger number of units in the Haldane School District up there, because of additional acreage that could be developed in the same way. The economic impact on the village could be substantial and we're talking for a new facility or even an addition of millions of dollars. And I'm not sure what portion of the haldane school district cold spring is, but I would think probably would be 25 percent.
- CAMPBELL question: they talked about the boundaries trying to redistrict.
- GALLAGHER: you have to have the approval; the agreement of both school districts in order to do it; both Fishkill would have to say and Haldane. Of course "illegible" it is not in there interest.
- CAMPBELL: "illegible" Fishkill Wappingers area
- GALLAGHER: I would think so
- HUSTIS: Did Philipstown come out and say what they're contributing?
- GALLAGHER: They didn't say expressly so and I kind of want to avoid that because; it's much more than that. I don't want to give a fixed number on it and what the school contributing either right now because that's something that can be taken in account when you're trying to figure out what kind of opposition. But it's. It's certainly, I would say that more than, at least 5 times that or so. But that's something, I just sorta wanna get a, there's a, Steve is putting together a resolution on that, on the money. But that's something that we can take up next week. Just so we wanna get an idea, do people think that's a good way to contribute to this.
- SERRADAS: So Steve' already started the resolution?
- GALLAGHER: Yeah. We actually have, he sent it to me today. But it's not really, we should first work it out with Haldane, there's a few things, we need to, I'll send it, we'll send it out today. We just wanna get a few other

things in line with the school or the town first before we commit to that. But, does that seem like...

- HUSTIS: I have an issue with the amount of money. I don't know if its naivety or... in regards to it, because I don't know...I don't understand how or what the direct impact it has on us.
- GALLAGHER: You're a Haldane taxpayer and you're forced, they're forced to build, let's say spend four million dollars on the addition. Two thousand people are gonna pay, have to pay for a million dollars, so basically its going to be a million dollars additional that have to be paid for by the residents of cold spring. So this is an effort to try and get and really get people to think about those kinda consequences; to figure the impacts it will have on our community.
- HUSTIS: Now the impact it has is if the development goes through...the taxes...school taxes will go up as well. Is that more trickle down....
- GALLAGHER: That's not what I'm talking about. No, I'm talking about school taxes. So everybody here is a school taxpayer, so their taxes are gonna go up, you know as if when we build the other school, so whether or not it would be a., I don't know how much that cost.
- GALLAGHER: Do you know how much it is roughly?
- SERRADAS: I don't know.
- Gallagher: Quite a bit. We're talking millions of dollars.
- CAMPBELL: But they also said that they need the so many more classrooms, so they can readjust the current high school, put the... find other spaces for elementary or kindergarten. I think they talked about that... maybe they will rent the loretto school or other buildings that might be available to offset the expense of another school or building another addition.
- SERRADAS: I just don't see how building a school is going to be only Cold Spring... The village' only responsibility.
- GALLAGHER: Oh, it's not. No, I'm just saying.
- SERRADAS: You made it sounds that way.
- Gallagher: No, I'm just saying it would be a percentage. So lets just we're a quarter of the taxpayers of the Haldane district... or... you know... we're probably a quarter of the taxpayer of that district, so.... a quarter of the burden financially would fall on us. A four million dollar school. You're talking a million dollars that would fall on the taxpayer. So the idea is to say contribute two thousand dollars....which is certainly much... a very small amount compared to... the potential there is for us in the long run and in the not so long run.
- SERRADAS: So who would be contributing? Philipstown.
- GALLAGHER: Philipstown, Cold Spring would sorta be the smallest one, but it would be Philipstown, the school district and the Hudson Highland Land Trust.
- SERRADAS: What about Nelsonville and Garrison?
- GALLAGHER: Garrison is...they don't have a government, so they would be through Philipstown.

- SERRADAS: And Nelsonville?
- GALLAGHER: I don't know bout Nelsonville.
- SERRADAS: I' actually spoke to Chairman Tamagna earlier. He said he'd spoke... has a very good relationship, if you will... with Supervisor Pagones. One of the things they've been working on is having a good relationship... having a good face to face meeting. One of things they talked about to alleviate the possibility of doing this is reducing it from a regular community where we have children to a 55 plus community. If it is a 55 plus, it's less likely a chance we would be directly impacted. The thought is we should be conservative in approaching it from a legal perspective. At least in my mind. Let's see that plan out. Let's see that work itself through. Last resort being on the legal. I think it is important to start that and I think Haldane has already started that when I spoke to Dr. Valenti. I just think we need to be prudent in what we do. Mind you I do a lot of work with the Haldane school district, so I am pretty aware of what it costs to put a kid through school.
- GALLAGHER: They're also... and they're looking for a show of support also. So... and anything that does get it changed up there... you know...is probably due...is probably going to be due to the activities...you know... the village... just to tell people generally...to tell people up at Fishkill...the school district itself. So we can talk about further...I'm going to meet with them on Friday too. We can talk about the actual commitment of money next week. GALLAGHER READS RESOLUTION. Gallagher changing estimate in resolution: "up to 140 students."
- GALLAGHER: Questions? Comments?
- SERRADAS: At some time we'll discuss the specific dollar amount, at the bottom it says, "Will support efforts" I just...Not to be rude; I'm just trying to understand why we need a resolution. Why can't we just send them a letter of explaining our support? We're spending village money to create a resolution.
- GALLAGHER: We're not. How are we spending any money?
- SERRADAS: You said you asked Gaba to write up a resolution.
- GALLAGHER: No, I wrote this.
- SERRADAS: Ok.
- GALLAGHER: The one on...He's writing....he wrote the one on the two thousand dollars.
- SERRADAS: Ok. I think we should table it. Whatever. Discuss the dollar amount at another point.
- GALLAGHER: This is just on supporting...just saying that we support the effort. There's no dollar amount attached to it. It doesn't say we're committed to any money or anything. This is really just to say we're behind the effort.
- CAMPBELL: Also along with everyone else...they're doing something similar...something similar to this. They've asked everyone to join in this.
- GALLAGHER: Yes. Yes.

- CAMPBELL: They asked for at that meeting. That asked for everyone to join in the effort?
- GALLAGHER: Yes. We're sorta coming together on this.
- AUDIENCE: Since you're speaking of having everyone come together, why not have all the residents come together as well, by having them sign a petition and circulate it in the community?
- GALLAGHER: Residents are getting involved.
- CAMPBELL: There is a petition I believe electronically and...
- GALLAGHER: Anything else on the resolution. Then I would move that we that we adopt this resolution of support. Is there a second.
- CAMPBELL: I'll second.
- GALLAGHER: Bruce Campbell voting?
- CAMPBELL: Yes
- GALLAGHER: Trustee Serradas voting?
- SERRADAS: Yes
- GALLAGHER: Trustee Hustis?
- HUSTIS: Yes
- GALLAGHER: Trustee Falloon is absent.
- GALLAGHER: Mayor Seth Gallagher is yes. So we'll talk about the other one next week. We'll have an update on what's going on also.

**BEGINNING – 51m:45s AUDIO RECORDING – DISCUSSION OF BUTTERFIELD SITE**

- GALLAGHER: Next item is the update on Butterfield property proposal for shared services and discussion of village component at the site. I had set up a meeting last week with the county executive, legislator Tamanga and the town supervisor, Richard Shea to sorta...to figure out how we...where we were on the project...sorta...you know...see what we could do to help out. And it was a very productive meeting and everyone came out of that with some...some homework. And my job was to come to the Board and...to try to get an idea of what kind of services we could commit to up there. What would the village would wanna see up there. And a few of the ideas that had...some of them had been around already. And the idea is sorta get...for both the town and village to say what do you actually want. What do you have to contribute? And so... these are some of the ideas that came up. One of course is the post office...three thousand square foot to make this alternative location formally part of proposed project so when the post office puts out requests for lease offers this location can compete with any others. We would move forward on all options to have the best chance of having a best chance of having a location in cold spring for the post office. This location could very likely compete, price wise with any other location, which is one important factor that the post office will consider in making their decision. So...the best thing for us would be to have as many possibilities as possible. Hopefully one of those... because of that we will be able to keep the post office in cold spring. In thinking of uses for the village specifically, one thing that

had been mentioned before and would probably makes sense is Cold Spring police station, it would be nice to keep here on Main Street but there is a problem, both due to space and due to the location of the post office upstairs. So in estimation is maybe fifteen hundred to two thousand square feet for that. There would be a cost to the village but it would make the police station compliant with the ADA... it would also free up space at village hall, which would either be used by the village or leased out. 3. Shared courtroom and justice court office...we're thinking roughly two hundred and fifty square feet for the office. This would be shared with Philipstown. If the Philipstown project includes moving their court there then we could work with them on that. I did speak with Judge Costello...he's not against the move...he does see the benefits for having a modern courtroom...but of course he's also happy just where he is. This would have a cost to the village but would free up the current room for other village meetings and free up the judge' office for village use, such as the building department office. 4. Is the Senior Center. That's one that we've talked about for awhile now. And would certainly be the key...the most important part of this proposal. And 5. Is the firehouse that we've talked about for awhile... locating that on the site...What I wanted to do is get the board support for these options and see if there are any other ones for a discussion on these and see if there's other ideas for the use of that.

- HUSTIS: There is one thing I was thinking actually as I was looking at the email..... Interrupted by Gallagher.
- GALLAGHER: Oh, I'm sorry I missed one...and that is sorta locating the trolley at the site in a secured garage space...so that would be one thing to add to that... so they don't have to drive over from Carmel each time.
- HUSTIS: After reading this...I was thinking that...I was trying to make it out actually....If we come to an agreement that the firehouse go up on that section of the property and they leave the building where they are now on Main Street...Is that the one kind of idea for the police to be... and would that make it easier for the police to be there?
- GALLAGHER: Yeah.
- HUSTIS: And would that make it easier for them to be ADA complaint?
- GALLAGHER: Well certainly for one floor.
- HUSTIS: Ok.
- GALLAGHER: I guess this...the one thing here is also...I guess they're talking about is having the possibility of a sheriff's office there to. To share a lock up with them. Maybe things like. We would also have the court over there. It would have...would be able to store their vehicles there too. So, that's...one advantage to having it over there.
- CAMPBELL: It's obvious some of these could happen quicker than others. The post office...would that meet their timeline for their lease next July?
- GALLAGHER: Post Office....It's really hard to say...because there's so many...there's ifs about it. You've gotta get the county legislator to agree.

To spend a certain amount and that amount has to be equal to what the owner of the property wants. So you gotta get those two together. So that's on Both their support for it and an amount that satisfy the owner of the property and then it would really take some work on figuring out how would you fund the building of it. Things like that, but at least you would be a step closer to that.

- CAMPBELL: Would it delay the shared courtroom that has to go there and would it delay the construction of the work on the court to be done here?
- GALLAGHER: No, this would probably have to be done in any case. So we would have do that...Some of this stuff would not necessarily be happening very quickly. Once you got an ok from the county that you can start to realistically look and I think the town is talking about contributing...being a large part of this project also.
- CAMPBELL: So we can't hold off spending that ten thousand dollars?
- GALLAGHER: No. Yeah that's to be completed as soon as possible. That would take awhile. Then there's the question of how you fund these things. Anyone else.
- SERRADAS: Yeah...Aside from consolidation of the town hall village locations. Courthouses are not one hundred percent ADA compliant. You have three that are not ADA compliant right now...Police department, I think is crucial. When Bondi was here, we took some of the risk management people upstairs. They were shocked that anybody would walk up there....it's extremely dangerous. You know....everybody here knows. I'm sure everybody in the audience knows as well. Potentially as was stated. I'm glad you had a change of heart and things have changed.
- GALLAGHER: I didn't had a change of heart. No...I'm just saying I didn't have a change of heart.
- SERRADAS: Can I finish. Ok. Do I have the floor?
- GALLAGHER: Yeah. Don't go putting words into my mouth.
- SERRADAS: Ok. Having the trolley is I think crucial. It'll save us a ton of money. That's a great idea. Entertaining and speaking to Philipstown. If you can visualize...having the trolley, having the fire company. Here we have the issue where you've got fire fighters out there stopping traffic. Let's try to think of a way to reduce the footprint that they need. So in other words having a set up for...if it were to happen...they'd pull in...the garage door closes and they pull right out of the front. That minimizes that footprint. Senior citizens complex I think is phenomenal. They need it. They're right across the street from the oldest senior citizens complex in Putnam County. I think its ideal having that right next to each other. If the Ambulance Corp wanted to move there I think its...it would be a great hub. Police, Fire, everything's right there. Considering the post office. I think that's a boom. Absolute boom for us. The other issues...not issues...How you say...how we would fund this...if we end up moving everything up there. The beauty of it is...yes we own this property. The property that's up there...aside from Lahey pavilion which stays by itself.

You have 44,000 square feet. It's easily convertible, converted, whatever...retrofitted. So I can see a lot of this...if not most of it being up there. The village could benefit by considering leasing this out to someone...the business...I'm just throwing out....

- GALLAGHER: I'm just saying...right now no. The village office is not part of this.
- SERRADAS: I thought it was
- GALLAGHER: No. I'm just saying right now no. It's the...shared courtroom and the police. It's the...not village hall.
- SERRADAS: Ok. We're throwing ideas out...I'm just saying...Let's just hypothetically say that if we went up there...everybody has their own offices...you walk in.... here's Philipstown...if Nelsonville participates, it's here... here's Cold Spring. Everybody's still independent. Ideally we have the opportunity at that point...to say...you know what...lets lease this property out. You have the fire company...you can lease that out. You can bring in an old style theater...bowling alley....I don't really know....I'm just throwing ideas out to everyone. Those are good ways to generate money for the village at a very minimal cost. With respect to the police department...I spoke to a good friend of mine. He's a former chief of police. And he sent me this afternoon so bear with me...I'll read it...I can email it...I'll clean it up and I'll send it to everyone. As far as minimum size...a thousand, fifteen hundred.... I don't know. Potentially it could be more. I'll just read what he has to say. SERRADAS reads letter.
- GALLAGHER after letter is read: Right now they have about a thousand square feet...so this would certainly give them a bit more.
- SERRADAS: Does that include Bill Bujarski' area.
- GALLAGHER: Yeah, that's like the whole upstairs, basically.
- HUSTIS: If the offices were to move and in essence we do the courts going up to Butterfield and the police and everything and those offices going down. Do you have any idea of what you want up there?
- GALLAGHER: No...I mean that's the idea...we should put ideas out for that...I mean...probably don't want an office that the public has to go up to. So, it could be storage but then again it could be leased out.
- HUSTIS: You know one thing I thought it might be is a records section or something like that. To make it easier. With the post office as the number one on here...I think it is a good idea to have it as an option. Because we don't want to be in a position where the post office...because the postal service is in consolidation right now...so it's a good possibility that they may turn around and deem it by finances to shut the cold spring one down. It's always that possibility. Working at Foodtown...I'll be honest ... I can tell you that the store desperately needs the expansion. They need...and if the post office goes up there to the Butterfield property. It makes it easier for them to...for the property owner to address the sidewalk situations...the drainage issues in the parking lot, because sometimes when it rains it doesn't pour properly the water in essence goes underneath the sliding doors and it's a nightmare to try and

mop up. Other than that...I'll be honest with you...I like the ideas that are presented here and...Can you explain to me number seven with the Grove property...how that would be incorporated for the possibility for the new firehouse?

- GALLAGHER: Well...that's something I...After talking bout stuff. I said what about the Grove property. That is something that we have...cause they're looking for ways to actually make this happen. Financially, what kind assets, what kind of contributions. That type of things. And...certainly with any development of that property. And with the firehouse...you're gonna have to...there's...you're gonna have to move things around as much as possible, especially the parking in that area...and how're you gonna use that building. That's one that thing we really never addressed. What's gonna be the use of that building? So that's something that...it's really to put that out there as part of this project as a ...for sort of brainstorming as how to use that property. Having it being open to a nonprofit or something like that. And to at least think about it in developing a concept on how to use that site, which is just what we're doing and I would say...you know...as opposed to a change of heart. What happened last week was really the way the process is supposed to be. There's an idea for how to use this property the county is thinking of buying it. And they go to the municipalities and say how do you want to participate? Which is exactly what he did. That then puts the burden on us then to come back and say hey we gotta come up with some ideas if we wanna make this thing happen. And everybody left that meeting feeling like we're moving forward and there was sort of a positive energy to to make something happen...and another idea that...was proposed...you know...was or at least thought about was...you know...or if there are ways of combining other services...you know...the highway department of something like that or at least co-locating. I know that the county is certainly looking into probably working more with towns on maintenance of county roads. That type of thing. So, that's another thing I think that they...to think about. Other ways to...that services or locations could be shared ultimately to save money. Cause this is sorta of like one big giant puzzle. Moving pieces around...of freeing up space here but...you know...moving space there sharing it then you have...you know...a shared courtroom that a little bit higher quality...or shared sheriff...and police department...type of thing.
- HUSTIS: I also like the possibility with the Grove of reaching out for a nonprofit taking over because you maybe can preserve the historical part of it. Bring some kind of historical awareness to the community. I mean...anything good for that building instead of looking at an eyesore right now would be a blessing.
- GALLAGHER: I hear ya. So on these items...and the seven. We can go...I can go back to County Executive Bondi and Legislator Tamagna and say the village boardss generally in support of these uses.

- SERRADAS: I mean...you had asked about financing. Before that...I just wanna understand something. You said as far as the village is concerned, you're not in favor of moving up there or you are?
- GALLAGHER: Not in favor of moving the village hall.
- SERRADAS: Ok. Is there a reason?
- GALLAGHER: Yeah. I would like to keep it on Main Street. I think there is a...there's an importance to having a village presence on Main Street especially during the week. It draws people down to Main Street. I think it's kind of...I think it's kind of...you know...it's an important part of having a presence in the village and having a presence in the sorta of historic business district. There's where the municipal offices have been...and I think it...it serves a good just being here...you know...and certainly the board could always consider moving village hall. But I think that a...to me...that's a...it's a discussion I couldn't...I would find it difficult to say to the county, yes we want to do that without looking into it very...you know...very deeply and looking at the consequences of it.
- MAN IN AUDIENCE: Keeps that small village atmosphere.
- GALLAGHER: Yes. "illegible" You wonder into village hall ask some questions. Sometimes you have trouble parking but...you know.
- SERRADAS: You got me...I'm definitely in favor...personally I'm in favor of the consolidation. I would love to see...as you pull into cold spring you see the village green. That's the first thing you hit. You have all the municipal buildings right there. Everything is in one location; something that we'll gain by this is... assuming that this all comes to fruition. You'll gain a lot of parking that you don't have now. Let's just say that...completely municipal building with hypothetically the post office...well the post office shuts down at noon; now you have all that extra parking spots that's available. If the trolley is there...people can park...the trolley takes them around...it's a beautiful thing, and it just promotes that avenue. I've done...I mean...you guys know I'm a numbers guy. It's kind of boring. How to fund it...it's from what numbers I've done...Lahey pavilion stays the way it is. It's a fifty year lease with Hudson valley. They're currently bringing in ninety thousand a year in rent. This AT&T antenna that brings in ten thousand. That's a hundred thousand dollars that comes in off of that. If you were to reach out to possibly Verizon. I don't know how it would work. Say another ten thousand. Now you're at a hundred and ten thousand. I don't know what the post office charges. I heard rumors it's around thirty dollars a square foot...at three thousand...another ninety thousand, so potentially its two hundred thousand dollars that helps pay for this project. It's not completely, but it helps reduce the debt service. So it would be a win win for everyone concerned.
- GALLAGHER: Well that would be for the county. My thinking on funding...by funding I meant who's gonna build the post office, if you have a post office; who gonna build whatever you're gonna...its one thing to sort of buy the property and pay off the bond on it. But the...We don't

know what the post office pays for space. I think what they pay now is probably closer to ten thousand a square foot...so

- SERRADAS: Ten thousand a square foot?
- GALLAGHER: Ten dollars...ten thousand. Ten dollars...so...but...ok...so I'm gonna say that the board members that are here are in favor of bringing these six items back to Mr. Bondi and Mr. Tamagna.
- SERRADAS: Six and more, plus the other things we had talked about.
- GALLAGHER: We can't give them more. We have to give them...this is stuff so they can take something and say this is realistic. I'm saying these things are...we agree on...correct?
- SERRADAS: But you...I'm not trying to start trouble but you're not addressing the fact that I personally would love to see our village facilities...
- GALLAGHER: Why don't you make a Motion to add that to this?
- SERRADAS: I make a Motion to add that.
- GALLAGHER: Is there a second for that?
- HUSTIS: I second that.
- GALLAGHER: Ok. Then any discussion on that.
- CAMPBELL: I don't have any discussion...I just think...it's just gonna be...again taking a close look at a dependent situation, and then knowing that you can't fit everything up there eventually. Everything that we're talking about is not going to fit. So I mean logically somebody is gonna have to come up with a plan that makes sense of the economics of it and the...whether or not you want to try and fit everything in. In a short range plan is to put certain things like the firehouse and things with a little bit longer route. Some of these can happen fairly soon within reason I think but at the same time if you add too many things up there...cause everyone...we've been discussing these things for years as far as possibilities for that place. It makes sense. A lot of these things make sense except for when you start trying to add too many things to it...it takes away from the whole concept of...sense of it sometime.
- SERRADAS: Right, but you have folks across that part of the county that have no idea its here. It's almost if they feel they need a permit or visa to come across the county line. I'm not saying throw everything at 'hem, but give them all the considerations; all the different options that are available. They say wow! I didn't realize that was available. We never knew that was a possibility.
- GALLAGHER: I just saying in this separate thing...we're giving them more than options. We wanna give things that are actually...we're fairly committing to a use of space and saying to the county legislator, please purchase this building because these entities are looking to use it for these purposes. So I just...Why don't we just...why don't we take a vote on that...
- SERRADAS: I just...go ahead.
- GALLAGHER: Trustee Hustis
- HUSTIS: Yes

- GALLAGHER: Trustee Campbell
- CAMPBELL: Yes
- GALLAGHER: Yes!
- CAMPBELL: Yes
- GALLAGHER: Trustee Serradas
- SERRADAS: Yes
- GALLAGHER: Mayor Gallagher
- GALLAGHER: No
- SERRADAS: I would also like to make one more Motion, if I may.
- GALLAGHER: Wait one second. I just wanna explain what you... basically what you...what you said to me is to go and tell the county that we're gonna move our village offices.
- CAMPBELL: No, not the village offices. I saying...I was saying other possibilities...
- GALLAGHER: Oh...oh...can I... can I...
- CAMPBELL: I wasn't saying what you're talking about Airinhos.
- GALLAGHER: Can I...can I...Let me just clarify. The Motion was to include village hall moving to Butterfield in the project.
- CAMPBELL: Illegible...sorry...
- GALLAGHER: Ok. Let me...Let me take the vote again. Trustee Hustis
- HUSTIS: Yes
- GALLAGHER: Trustee Campbell
- CAMPBELL: No
- GALLAGHER: Trustee Serradas
- SERRADAS: Would you read the Motion again please.
- GALLAGHER: Trustee Serradas moves to include moving village hall to Butterfield.
- SERRADAS: I moved to consider it.
- GALLAGHER: No! No! This is stuff that I....
- SERRADAS: Ok...ok fine; fine
- GALLAGHER: Ok, very good. Trustee Serradas, yes. Mayor Gallagher, No. The Motion does not pass.
- SERRADAS: I disagree. You're supposed to vote on the tie. There's no tie.
- GALLAGHER: No I can vote anytime I want.
- CAMPBELL: My discussion...what I discussed was to the possibility of other things...
- GALLAGHER: It doesn't matter. You need three votes to pass and I can vote anytime I want. I vote on every single Motion we take where there is not a tie.
- SERRADAS: I understand that but if there's a tie...that's...prove me otherwise...when there's a tie...
- GALLAGHER: I'm proving you otherwise. Its law. Its state law. I have a vote anytime this board votes. Doesn't matter whether there's a tie or not. And anyway you need three votes to pass. No Motion can pass unless it has three votes.

- SERRADAS: I'd like to...
- HUSTIS: Could you please explain to me why you called for a second vote?
- GALLAGHER: Because I explained what the vote was for and Bruce said he was not voting on that.
- CAMPBELL: I thought we're...I thought the Motion was to consider other possibilities to add to this whole thing here. And we discussed it and I discussed it. I misunderstood that we're focusing strictly on moving village hall. And that's what I misunderstood the Motion to be.
- GALLAGHER: Right; it's my fault for not reading the Motion right when we voted.
- SERRADAS: The Motion I made was to consider it. Not to do it. To consider.
- GALLAGHER: Right. I wrote it down. I read it to you. I told you this thing is not about considering. This is about what I can take to them and say we can bring this to the legislature and it is more than...it is not just considering...its sorta of we're making some sort of commitment; that if it were purchased that we would really work to do those things. Not just to consider them. Its not really...brainstorming is sorta of what we discussed, but we don't bring them the whole brainstorming. So...the next thing then would be to take a Motion of the six items mentioned. To approve taking them to the county executive Bondi and legislator Tamagna for inclusion in a plan for use for the site. So the Motion is to include the six items in a plan for the Butterfield site. Is there a Motion to include the six items mentioned in a plan for Butterfield site?
- SERRADAS: What happened to the seventh one?
- GALLAGHER: I don't know. You had seven...
- HUSTIS: The seventh was the Grove.
- GALLAGHER: Ok seven. I'm sorry. So we'll put the seven items.
- SERRADAS: Someone had suggested an eighth one or is it somewhere in there?
- GALLAGHER: Which one?
- SERRADAS: Never mind
- GALLAGHER: So it's the seven items. Is there a Motion?
- CAMPBELL: So moved.
- GALLAGHER: Ok. Thank you. Second? Otherwise I...I'll have...
- 
- MALE AUDIENCE MEMBER: Excuse me. Could you clarify what you're voting on in relation to the Grove?
- GALLAGHER: Basically just to...to sort of put it in the mix in developing the property there. Looking for...
- MALE AUDIENCE MEMBER: Illegible. The Grove is something
- GALLAGHER: It's something different, but its adjacent to the property. We don't have a whole lot of resources to put into some sort of investment, but if we can find a nonprofit to use the building and to think of fit with the property. Right now if we were to try and use the Grove

property we would have to get some sort of easement through the hospital. So this...so that's sort of a natural linkage to the hospital property. So we're giving up anything up on the property. We still own it. We still have all the rights to it, but that it be included in the planning for the property.

- SERRADAS: As I understand what you're saying is that we also make sure the Grove remains the Grove and doesn't get changed and doesn't get torn down, because I believe that it is a historic...
- GALLAGHER: It's not like that property is to be made blank and put something on it.
- MALE AUDIENCE MEMBER: You not creating an amalgamation of the Butterfield hospital plus the Grove.
- GALLAGHER: We're not doing anything. We're saying that the parties...that we should look at that within the context of developing the hospital. Yes. Can we have a second? ILLEGIBLE (Second not heard on tape). Trustee Serradas?
- SERRADAS: Yes
- GALLAGHER: Trustee Campbell?
- CAMPBELL: Yes
- GALLAGHER: Ok we're voting on that. Trustee Hustis?
- HUSTIS: Yes
- GALLAGHER: Mayor Gallagher. Yes. So we don't lose any control over the building. We still do with it what we want. We still have to approve any use of it.
- SERRADAS: So at some point we would I assume some village input in what they would like to see there as well.
- GALLAGHER: This thing is to sort of to get some initial possible uses to....
- SERRADAS: Any indication of interest?
- GALLAGHER: Indication of interest is to try and get a...it's for sale right now...there's a desire to I think by the seller to have something decided by August. Early August and for the county to...something that would allow the county to make a decision on that. Which is...I mean we haven't really had...this is be one of the biggest investments by the county on this side in a very long time.
- SERRADAS: I wanna address Bruce's comment earlier. Yeah their lease...the post office lease is coming up. It's not unforeseeable that if they choose to, and they choose to opt for Butterfield. They can do what they did years ago when they had the fire. You just create...put some trailers out there. They can still function until this whole thing comes to fruition if it moves in that direction.

**END AUDIO RECORDING - 1hr:25m:20s - DISCUSSION OF BUTTERFIELD SITE**

**BEGINNING AUDIO RECORDING – 1hr:25m:21s – RELEASE OF COLD  
SPRING LANDING FROM FIVE THOUSAND DOLLAR BOND.**