

PHYSICAL SERVICES COMMITTEE
MINUTES

MONDAY, AUGUST 28, 2023
3:30 P.M.

PRESENT: Barry J. Cheney, Chairman
Leigh J. Benton, L. Stephen Brescia, Michael D. Paduch, Laurie R. Tautel,
Paul Ruskiewicz, Peter V. Tuohy, Joseph J. Minuta

ALSO

PRESENT: Betsy N. Abraham, Esq., Legislative Counsel
Mike Torelli, Assistant to the County Executive
Joseph F. Mahoney, Esq., Senior Assistant County Attorney
Alison Tyack, Deputy Commissioner, Department of Human Resources
Denise Cross, Director of Personnel Management, Human Resources
Kerry Gallagher, Commissioner of Finance
Travis Ewald, Acting Commissioner, Dept. of Parks, Recreation and Conservation
Deputy Commissioner, Dept. of Public Works/Engineering
Deanna Crawford, Deputy Commissioner, Dept. of Parks, Recreation and Conservation
Robert Gray, Deputy Commissioner, Dept. of Public Works/Environmental Facilities and
Services
Brian W. Titsworth, Deputy Commissioner, Infrastructure Services
Robert Gray, Deputy Commissioner, Dept. of Public Works/
Environmental Facilities & Services
Alan J. Sorensen, Commissioner, Planning Department
Edward Magryta, Director, Orange County Airport
Deborah Slesinski, Budget Director
Dina Sena, Budget Analyst
Kevin Sumner, District Manager, Orange County Soil and Water Conservation District
Michael P. Sweeton, Supervisor, Town of Warwick
Eric Gradoia, Architectural Historian, MCWB Architects

Chairman Cheney opened the committee meeting at 3:33 p.m. by asking everyone to stand for the Pledge of Allegiance. All committee members were present.

Mr. Sumner addressed the committee with an update regarding the Orange County **Farmland Protection Plan** (on file in Clerk, Legislative Office) which he reviewed with the committee.

Mr. Paduch asked what the response was when Mr. Sumner spoke to the County Executive regarding a \$624,000.00 budget.

Mr. Sumner replied that at the budget hearing, everyone appeared to be favorable to the request.

Mr. Cheney clarified that the funds will be on top of what is usually received.

Mr. Sumner stated that is correct. The normal appropriation over the last few years has been \$250,000.00.

Ms. Tautel moved to approve the request to authorize the purchase of an unused 10-mile, 101 acre section of the former Erie Railroad right-of-way in Orange County from Open Space Institute. It is identified as the Schunnemunk Rail Trail, and consists of the following tax parcels:

Town of Cornwall 1-1-64.2, 1-1-64.1, 1-1-166.2, and 29-1-12
Town of Blooming Grove 5-4-5.2, 5-4-8, 6-1-16, 9-1-17, 14-1-32,
18-1-4, 38-1-23,43-1-18, and 52-1-1
Town of Chester 3-1-3.1
Village of Washingtonville 113-3-11.22, 114-1-14, 117-1-1 and
120-1-14

The purchase will be reimbursed through a Federal Transit Administration (FTA) grant, New York State match and a local match that will be provided by the County. The total purchase price is \$2,362,500.00. The FTA grant will be \$1,890,000.00, NYS match will be \$236,250.00 and the County match will be \$236,250.00, seconded by Mr. Tuohy.

Mr. Sorensen explained the purchase of this right-of-way will enable him to move forward with the development of the Schunnemunk Rail Trail. There is funding in place for the design and construction, so this resolution is the first step forward in bringing the project to fruition.

Motion carried. All in favor.

Mr. Brescia moved to approve the request to reclassify Principal Account Clerk, position #020156, Grade 8, Step 8 (Longevity 15 years) to Associate Account Clerk I, Grade 9, Step 8 (Longevity 15 years), seconded by Mr. Minuta.

Mr. Ewald stated this passed the Personnel and Compensation Committee meeting last week. This position has a higher level of responsibility than it is currently classified as. It involves being responsible for the account keeping for the Parks Department as well as overseeing some of the account keeping of staff. The recommendations from the desk audit were to increase the grade level of the position from a Grade 8 to a Grade 9.

Motion carried. All in favor.

Mr. Ruskiewicz moved to approve the request for supplemental appropriation to the capital projects budget in the amount of \$740,000.00 for the Town of Warwick Bike Route and Pedestrian Trail Project. The project is for the development and construction of a bike and pedestrian trail over the adjoining lands of the Town and County. The County will reimburse

the Town up to a maximum of \$740,000.00 towards the total cost of construction of the project. Upon approval, a new capital project will be created, seconded by Mr. Minuta.

Ms. Crawford pointed out that in the packet everyone received (on file in Clerk, Legislative Office), there is information regarding the history of the development of this trail. The trail will connect a portion of the County property at Warwick County Park as well as Hickory Hill Golf Course. The town property abuts the Town of Warwick road that leads to Cascade Park which is a town-owned park. In the park is a connection to the Appalachian Trail. It will be a rustic trail that will cross Long House Creek with a timber string bridge. The funding at this time is \$521,000.00 (federal share), \$370,000.00 (Orange County Transportation Council), and up to a maximum of \$740,000.00 will be provided by the County.

Motion carried. All in favor.

Mr. Ewald, Ms. Crawford, and Eric Gradoia, Architectural Historian, MCWB Architects (via Zoom), addressed the committee with a presentation regarding the Museums Conditions Assessment Report from MCWB Architects-Orange County Preservation Plan.

Mr. Ewald explained that on August 8th, the Legislature was provided with the Preservation Plan that was prepared by MCWB Architects for the Hill-Hold, Brick House, and Neversink Valley Museums. In the report (on file in Clerk, Legislative Office), the conditions of each of those buildings along with outbuildings on the sites were evaluated and discussed in detail. A Summary of Budget Estimates for the recommended improvements at those sites can be found on page 195 of the report and the handout (on file in Clerk, Legislative Office) that was provided before this meeting further summarizes some of the improvements to the facilities. In reference to the handout, Level One are estimates taken from the report that would be the lower level of the recommended improvements that need to take place which would also be to stabilize the structures and mostly involve repairs and improvements to the envelope of the structures, replacement upgrades of mechanical systems and structural repairs. Level Two has high and low-cost estimates to it which would include the numbers that were provided for everything in Level One along with some repairs to finishes and landscaping as well as variation between the cost differences at each site. Level Three was intended to be the "grandiose" restore to original condition and operate as a museum in that state. He stated that some of the things they ran into with Level Three was a more defined scope and definition of what the uses of those sites would be, but the cost would be at the higher end. The costs that were put together do not include the soft cost fees, engineering, abatement, nor do they include the costs associated with additional staffing.

Relative to the difference in cost, low and high, Mr. Cheney clarified that the low-end costs did not include it being based on prevailing wages and the high-end did. They are probably closer to the high end than the low.

Mr. Ewald stated that is correct, unless most of the work is done in-house, but there is not enough staffing. He then mentioned that Mr. Gradoia is here to answer any questions.

Mr. Paduch clarified that some sites are agricultural, so it would not have to be prevailing wage.

Mr. Cheney stated that the Parks Department will look into that.

Mr. Gradoia gave a further explanation of the report to the committee by pointing out that all the buildings need a considerable amount of work, all sites need envelope repairs, significant upgrades to mechanical systems (safe and stable at the moment), as there have not been repairs **done to the general façade in several years**. If anyone would like, he would be happy to speak on the urgency of some of these sites.

Ms. Tautel asked if the soft costs would be another estimated 30% to 40% on top of this for all the specialties.

Mr. Ewald replied some of it will be based on what kind of environmental abatement work needs to be done. He stated that some of the soft costs will be on the higher end because the sites are historical, and some will fall on the lower end because there are things that can be replaced or repaired with minimal design and construction. The starting point is 10% for design and 10% on the construction side for support and management.

Ms. Tautel asked about specialty consultants.

Mr. Gradoia responded that it will depend on what the project is and the full scope of it, such as re-roofing one of the buildings because one would want architectural services, which is a straightforward project. If you are speaking about integrating new systems into some sites, the details are more complicated and would need to be figured out. He reiterated that the scope of the project will define what additional services are needed.

Mr. Tautel then asked if there are any grants that would assist with the restoration of historical buildings that have ongoing programs.

Mr. Gradoia replied there certainly are grant programs that are out there and extremely competitive. It depends on the scope of work meaning some grants are geared towards exterior repairs, they will not fund building or structural repairs, but they will fund envelope repairs. He recommends the people at the Preservation League of New York State because they would be able to answer these questions and offer assistance on the types of grants available.

Mr. Paduch clarified that these quotes include what needs to be repaired and is it all mechanical systems.

Ms. Crawford stated that the quotes are broken down after page 195.

Mr. Gradoia mentioned that the numbers do not address a specific type of system.

Mr. Cheney pointed out that the report identifies what the problems and issues are at each site and outbuildings.

Mr. Minuta asked who is driving the narrative on the project and what is the master plan for the buildings. There needs to be a master plan to see how the buildings will be used in the future.

Mr. Cheney responded that the Legislature should be an equal partner in the narrative. The Parks Department and the County Executive's Office are the ones that drive the narrative. He believes that MCWB Architects has satisfied its requirements relative to the contract they have with the county. To move forward, there needs to be a discussion and strategy. He then pointed out that

in the summary of all the costs and specific items, they have established priorities. Urgent is the most impelling. Parks will come back to the committee to discuss what they would like to accomplish and how much money is needed to do so.

Mr. Brescia commented that it is important to “keep the balling rolling” to get things done. He and Minority Leader Paduch have been the most vocal about this and it took a long time to get here.

Mr. Cheney stated that they need to continue to move forward, and he looks forward to hearing more about this not next month, but the following one, so they can start looking at what the first phase would be. Once this is done, they can amend the Capital Plan before the end of the year to allow for funding for the work to be done next year.

Mr. Minuta asked Mr. Gradoia if he recommends work be done now on some of the buildings before the winter sets in because we are approaching fall. It will take time to get the funds and people together to make these buildings salvageable through the winter. He also asked if there is something specific that should be repaired first.

Mr. Cheney replied that in reviewing the report, the most urgent items had to do with fire detection.

Mr. Minuta stated he is looking on the outside of these buildings.

Mr. Gradoia further replied that when thinking about the buildings and what would not be able to make another winter, nothing is jumping out. The roof at the Hill-Hold Museum is in bad shape but can make it through one more winter and he would not go much farther than that. The heating system is concerning because it is adjacent to timber framing but may be more of a “monitor it” situation.

Mr. Minuta suggested that they work with this company to take care of some priority items.

Mr. Cheney stated the priority items are based on the report and will be researched further.

Mr. Gradoia briefly explained some of the materials that would be needed to fix a few items including the roof and what needs to be further looked at.

Mr. Cheney stated that they will conclude the discussion for now and looks forward to hearing from Mr. Gradoia again soon.

Mr. Tuohy moved to approve the request to confirm all tipping rate increases and decreases charged at Orange County-owned Solid Waste Disposal Facilities for all applicable waste streams and to supersede all prior resolutions setting previous rates, seconded by Ms. Tautel.

Mr. Gray explained that there is a new state law that if they charge a tipping rate for electronics, the vendor cannot access the rebates and get money back from the items they pick up, so therefore, they are charging us to haul them away.

As far as the commercial and single-stream recycling, Mr. Cheney asked Mr. Gray to clarify that it will continue to be \$120.00 a ton and general municipal solid waste will remain the same.

Mr. Gray stated that is correct.

Based on the ability of who we have under contract, Mr. Cheney asked when the next increase will be.

Mr. Gray replied that IWS handles both our single-stream and municipal solid waste, and the rates will last until the end of the year. He stated that he will come back to the committee when he is notified of a rate increase.

Motion carried. All in favor with the exception of Legislator Benton who abstained.

Mr. Minuta moved to approve the request to accept and appropriate a grant from the FAA (Federal Aviation Administration) for the Apron "A" Rehabilitation and Expansion (Construction). Upon approval, this will increase Capital Project No. 560. This project has been approved under the 2023 Capital Plan as proposed Capital Project No. 6, \$3,941,868.00 (Federal share: \$3,547,681.00; State Share: \$197,094.00; County Share: \$197,093.00) (bonding), seconded by Mr. Tuohy.

Mr. Magryta stated this is a 2023 Capital Improvement Plan with the FAA and as far as the issuance of grants is concerned, they are running late. In speaking with the district office, the money should be coming forward, so this request is based upon the application that was submitted. He added this will double their grant capacity for tiedowns and transit aircraft and is also adjacent to where the proposed jet hangars would be down the line. Pavement at the Orange County Airport is a priority via the Master Plan update, and this is one of the grants that will be moving forward.

Ms. Tautel asked Mr. Magryta if he is on track for budget or if he is exceedingly below or above it as there have been economy changes.

Mr. Magryta responded that the economic changes have not really changed the airport. There are still waiting lists and demand. If the economy continues to go south, aviation may be affected a couple years from now but the demand for corporate air has never been higher. Fuel is above planned and the only thing the airport looks for funding for is the fixed asset of any improvements. Furthermore, the airport is worth \$1 million and grants like this that are 5% county share, is the only time when the airport looks for funding which is used to cover the bonding costs. The airport is currently very healthy.

Ms. Tautel then asked what the current fund balance is.

Mr. Magryta replied that it is around \$400,000.00 but will have to double check.

Motion carried. All in favor.

Mr. Paduch moved the request approval of Right-of-Way dedication along the northeasterly line of County Road 67 (East Main St.) through the lands of GCB Form, LLC (aka Michaels Appliance Center) Tax Map parcel 78-1-50.2 in the Town of Wallkill. During the review process for a temporary construction entrance on said lands, it was determined to request the dedication for future road widening plans along this portion of CR 67. Dedication already received from the property adjoining to the northwest (Slatewood Apts.) and in the process of acquiring dedication from the property adjoining to the southeast (SB East Main Realty, LLC), seconded by Mr. Benton.

Mr. Ewald explained this is to accept a Right-of-Way dedication along the northeasterly line of County Road 67 (East Main St.) through the lands of GCB Form, LLC (aka Michaels Appliance Center) in the Town of Wallkill. There is a right-of-way similar to this on either side which will allow for future road widening and extension and/or addition of lanes.

Motion carried. All in favor.

Mr. Paduch moved the request approval of a Right-of-Way dedication along the northeasterly line of County Road 67 (East Main St.) through the lands of SB East Main Realty, LLC Tax Map parcel 78-1-49 in the Town of Wallkill. In addition to the fact that the current deed still recites "along the centerline of East Main Street," it was deemed necessary to acquire additional lands for future road widening plans along this portion of CR 67, seconded by Mr. Benton.

This request is similar to the previous one as it is also located on East Main Street and is an adjacent lot.

Motion carried. All in favor.

Ms. Tautel moved to approve the request to authorize the County Executive to enter into an Intermunicipal Agreement between the Town of Chester and County of Orange for the transfer of maintenance, jurisdiction, and ownership of that portion of County Road 13 (King's Highway) from the intersection with County Road 82 (Bellvale Road) to the intersection with County Road 13/13A (King's Highway Bypass) through the hamlet of Sugar Loaf in the Town of Chester, seconded by Mr. Brescia.

Mr. Ewald stated this request is to authorize the County Executive to enter into an Intermunicipal Agreement between the Town of Chester and County of Orange for the transfer of maintenance jurisdiction, and ownership of that portion of County Road 13 (King's Highway) from the intersection with County Road 82 (Bellvale Road) to the intersection with County Road 13/13A (King's Highway Bypass) through the hamlet of Sugar Loaf in the Town of Chester. This is being requested

by the Town of Chester who have already approved and signed their portion of the IMA. He added that the bypass road which goes out to Bellvale was created to allow truck traffic and the continuation of a county route so the town can tailor their roadway specifications as well as how they handle traffic on the road.

Motion carried. All in favor.

Ms. Tautel moved to approve the request to authorize the County Executive to enter into Supplemental Agreement #1 with the New York State Department of Transportation to amend the existing Agreement for the Highland Avenue over Wallace Street Replacement (PIN 8762.12). Supplemental Agreement #1 was found necessary to undertake additional design work not contemplated in the original agreement and to add funds for the construction phase services. Funds were appropriated in Capital Project No. 522 with Resolution Nos. 172 of 2016, 185 of 2018, 131 of 2019, and 133 of 2023, seconded by Mr. Tuohy.

Mr. Ewald explained that this resolution would authorize the County Executive to enter into an agreement with the State which would allow for the continuation of a reimbursement request for portions of the project of the Otisville Viaduct Bridge.

Motion carried. All in favor.

Mr. Tuohy moved to approve the request for supplemental appropriation to the capital projects budget for preliminary engineering and design of Bridge Rail Upgrades on various County owned bridges. This project has been approved under the 2023 Capital Plan as proposed Capital Project No. 31. Upon approval, a new capital project will be created, \$75,000.00 (bonding), seconded by Ms. Tautel.

This is a design capital to allow for the start of design for several bridges that have not reached a bad state so for safety purposes it would be desirable to replace the older style railing and upgrade it to a standard railing which would include a transition rail.

Motion carried. All in favor.

Mr. Paduch moved to approve the request for supplemental appropriation to the capital projects budget for preliminary engineering and design of Crystal Run Bridge No. 2 Replacement (BIN 3345120) in the Town of Wallkill. This project has been approved under the 2023 Capital Plan as proposed Capital Project No. 33. Upon approval, a new capital project will be created, \$100,000.00 (bonding), seconded by Ms. Tautel.

Mr. Ewald stated this request is to set up the capital project for the design of the Crystal Run Bridge No. 2 which is located on Stony Ford Road in the Town of Wallkill. The bridge

was built in 1956, has an average daily trip amount of 3,700 and has a posted rating of 11 tons. He added the ends of the steel high beams have deteriorated and abutments are in poor shape.

Mr. Cheney asked the rating of the bridge.

Mr. Ewald stated the rating listed on the sheet is a 4.8.

Motion carried. All in favor.

Mr. Tuohy moved to approve the request for supplemental appropriation to the capital projects budget for work at the Camp LaGuardia property to improve, preserve and secure the property, including razing buildings, disposal, environmental monitoring, environmental reporting, and costs related to securing buildings and perimeter, including vegetation and rubbish removal, fencing and security monitoring. Upon approval, a new capital project will be created. These activities constitute a Type II action under SEQRA (6NYCRR617.5(c)(42)) requiring no further environmental review, \$1,492,800.00, seconded by Mr. Minuta.

This request is to establish a capital project to allow them to move forward with a plan that was put together to better secure the Camp LaGuardia site and prepare the property for whatever the future use of it may be. Mr. Ewald stated there has been a significant amount of trespassing and vandalism on the property and even though there have been efforts to limit that, there are a lot of outlying structures that make it difficult to control. The work being proposed includes completing actions that they could immediately undertake such as utilizing in-house staff and contracts they already have in place to secure and improve the site. Furthermore, they would clear vegetation around all buildings and Orange County Department of Public Works would demolish and/or dispose of five buildings after contractors cleared them for asbestos, three buildings would be secured for possible future use. They would also secure the four larger buildings located on top of the hill which will then be addressed under future capital projects as there are proposed funds in the 2024 Capital Plan. In addition, the cost breakdown was included in the attachment (on file in Clerk, Legislative Office) based on estimates of the in-house staff, abatement, and asbestos monitoring contractors.

Mr. Tuohy asked if the property was already secured, and vandals knocked it down as he is aware there were some troubles there recently.

Mr. Ewald replied that it has been an ongoing effort to secure the site. They are constantly repairing fences and making it so that access cannot be gained, but the goal here is to eliminate these issues and get rid of some of the buildings while the other three remain for future use.

Mr. Tuohy clarified that there will be better security measurements for the three remaining buildings.

Mr. Ewald stated that is correct. They will board up all the doors and windows as well as put up a specific type of fence. The outlying buildings will be gone, so they will be left with the large buildings at the top of the site which will be secured.

Motion carried. All in favor.

Mr. Tuohy moved to approve the request to authorize the County of Orange to contract with certain towns and villages for snow and ice control on certain county roads. Funds are available in the 2024 Snow Removal Budget, \$344,240.00, seconded by Mr. Minuta.

Mr. Ewald stated that this is an annual resolution that will authorize the Department of Public Works to execute the agreement with various towns for snow and ice removal.

Motion carried. All in favor.

Mr. Minuta moved to approve the request to create one (1) Assistant Superintendent of Highway Construction, Grade 16, seconded Mr. Tuohy.

This request to create an Assistant Superintendent of Highway Construction went before the Personnel and Compensation Committee last week and passed. The current Superintendent is responsible for maintaining 302 miles of roadway, 247 bridges, and daily activities whether it is maintenance or construction projects. Mr. Ewald stated this employee comes in every day and works extra hours to get things set up and is on call 24/7 for 911 calls. When he is absent, supervisors must call on crews that are actively working on projects and to some extent, this position would improve operations within the division, improve supervision of operations, provide a better chain of command, and improve the succession plan.

Motion carried. All in favor.

The meeting adjourned at 5:09 p.m.