

**COMMITTEE OF THE WHOLE MEETING**

**APRIL 13, 2011**

**7:00 P. M.**

**SUMMARY**

**PRESENT:** Deputy Supervisor Keller-Coffey  
Councilman Lecker  
Councilman Eagleton  
Councilman Conte  
Councilman Cifone  
Councilman Krakower  
Councilman Tancredi  
Town Attorney Nelson  
Town Clerk Miller

**ABSENT:** Supervisor Myers

**DEPUTY SUPERVISER RICK KELLER – COFFEY LED THE MEETING**

**AGENDA**

**PRESENTATIONS BY COUNCILMEN TANCREDI AND CIFONE TO  
THE MARIST WOMEN’S BASKETBALL TEAM**

**COUNCILMEN TANCREDI AND CIFONE PRESENTED  
PROCLAMATIONS TO EACH MEMBER OF THE MARIST COLLEGE  
WOMEN’S BASKETBALL TEAM FOR THEIR HISTORIC ACHIEVEMENTS IN  
THE NATIONAL COLLEGIATE ATHLETIC ASSOCIATIONS WOMEN’S  
BASKETBALL CHAMPIONSHIP, FINISHING THE YEAR WITH A 31-3  
RECORD AND EARNING THEIR FIFTH CONSECUTIVE BID TO THE NCAA  
TOURNAMENT AND AS A SEED DEFEATED 7<sup>TH</sup> SEEDED IOWA STATE  
RUNNING THEIR CONSECUTIVE WINNING STREAK TO 27 GAMES, A  
PROGRAM RECORD AND THE LONGEST WINNING STREAK IN THE  
COUNTRY TO THAT POINT. THE AUDIENCE WAS FULL OF THE  
BASKETBALL TEAM AND THEIR FAMILY AND FRIENDS.**

04:13-COW1 PRESENTATION Proposed Senior Center  
(COUNCILMAN Mr. David Kaminski, representing the Oakwood  
TANCREDI) Partners and Neptune Capital Investors, gave  
his history of creating a senior center on Neptune Road and then the change to  
creating a senior center in the “Little White House” on Overocker Road Town  
property with the help of many people in the Town. He then introduced Jeff Kane  
to make a presentation.

Jeff Kane: This presentation is not from just Dave and I but is the result of many,  
many hours of work over the last eight or nine months with a lot of people in the  
Town. In particular, the Town of Poughkeepsie Recreation Committee and the

**(OVER)**

Poughkeepsie Senior Task Force Committee, chaired by Gabe Ponte. The proposal is to add a senior center to the "Little White House" to provide a permanent and cost effective solution. Mr. Kane then explained the entire addition and the cost estimated to be between \$450,000 and \$500,000 to complete the construction. Also, there is room for expansion at a future date. Mr. Kaminski and his partners will contribute funds and the \$300,000 from the Recreation Trust Fund will help to cover most of the expense of construction. After much discussion with audience participation, the Town Board approved locating the Senior Center in the Little White House. The discussion, among many topics, included the parking, handicap use of building, having a more commercial kitchen and the 64' x 30' large room. Historian Jean Murphy was assured that her office would remain in the building for as long as she wants.

04:13-COW2 PRESENTATION New York State Energy Research  
(SUPERVISOR & Development Authority (NYSERDA)  
MYERS) **WITHDRAWN FROM AGENDA**

04:13-COW3 DISCUSSION Town Code Book, Chapter 159,  
(LEGAL DEPT.) Entitled "Property Maintenance"

Town Attorney Nelson: Back a number of months ago and last year in implementing the self-help provisions of the Property Maintenance Code where we were authorizing the Highway Department to enter upon properties to clean up and cut grass and whatever else needs to be done. There is a notice provision in the Code that we drafted and the first couple of notices that went out, we, of course, notified the owner of the property and gave them an opportunity to take care of the condition before we sent someone out to take care of the problem. We also put legal notices in the beginning in the newspaper although it was not in the Town Code to do this. So we stopped putting legal notices in the paper.. The question to the Board is as to whether we should again post a legal notice in the newspaper or not when this happens. To do this we have to amend the Town Code.

After some debate, the Board decided to amend the Local Law to publish the notice in the newspaper and add the expense on to the owner's tax bill.

04:13-COW4 DISCUSSION Di SALVO Ericson Group & Geo Design  
(LEGAL DEPT.) Inc/Trevor Hill Report Examination Of  
Police/Court Facility & Suggested Follow-Up

Don Beer, Town Engineer, introduced Trevor Hill, Structural Engineer, who as an engineer, has worked on the Police/Court Building since 1999.

Trevor Hill: The building was purchased in the mid 90's to be the new Police/Court Building. I was brought in to answer the question about settlement in the floor slabs. I also asked about the superstructure. Back in 2005 and 2005 we came up with a 3 phased approach to solve the settlement problem:

**(NEXT PAGE)**

1) Phase 1. What is the real problem? There is settlement, prove that it is or is not moving.

It has been determined that the building is built on unstable material-some sort of landfill that is decaying and will eventually definitely give away. We are not sure what part of the building is sitting on what and when it will give away. The condition of the floor is poor and needs to be repaired. The superstructure is moving too. So Phase 1 is that the building, superstructure and all, is moving and needs to be repaired.

2) Phase 2 (11-A) Now that we know what the problem is, let's design a solution. There are a number of solutions. A) Repair the original building by putting piles through the unsuitable materials down to suitable materials. Is it possible to go back and retro-fit this building with piles and make it a proper building without evacuating the building? B) To move out of there and use another building or C) Build a new Police/Court building. So Phase 2-A I would look at how we would shuffle people around within the building or a place of relocation of some of the functions and the costs of securing the structure and everything else and come back with a number for the Town Board. This number is about \$19,500 for Phase 2 will take over 3 months to complete. To the best of my knowledge, there was no Engineering study done prior to the Town purchasing the building. 3) Take action to solve the problem. Depends on the outcome of Phase 2 and the Town Board's decision.

This approach can be used today. Phase 11-A would run about \$19,500. The Town Board appeared to have approved of funding Phase 11-A.

**COMMITTEE REPORTS**

**1. FINANCE** **Krakower, Tancredi & Lecker**  
**COUNCILMAN KRAKOWER: NO REPORT**

**2. FIRE ADVISORY** **Conte, Lecker, Splain &**  
**Fire Officials (Arlington, New**  
**Hamburg, Fairview)**  
**COUNCILMAN CONTE: NO REPORT**

**3. GOVERNMENT OPERATIONS** **Eagleton, Cifone & Lecker**  
**COUNCILMAN EAGLETON: NO REPORT**

**4. LAND USE & PLANNING** **Krakower, Tancredi & Cifone**  
**(Including Cell Tower & Comp. Plan)**  
**COUNCILMAN KRAKOWER: NO REPORT**

**(OVER)**

- 5. PERSONNEL** **Cifone, Eagleton & Conte**  
**COUNCILMAN CIFONE: NO REPORT**
- 6. RECREATION** **Tancredi, Cifone, Conte &**  
**(Including Town Day)** **Meyering**  
**COUNCILMAN TANCEDI: THE LITTLE LEAGUE NORTH SEASON OPENING DAY WILL START SATURDAY MORNING AND THE BABE RUTH SOUTH SEASON OPENING DAY WILL BEGIN SATURDAY AFTERNOON WEATHER PERMITTING FOR BOTH.**
- 7. SENIOR CITIZENS** **Tancredi, Krakower & Conte**  
**COUNCILMAN TANCREDI: THE SENIOR CITIZENS HAVE BEEN DISCUSSED IN THE ABOVE AGENDA FOR THE PROPOSED SENIOR CENTER.**
- 8. TECHNOLOGY & EQUIPMENT** **Lecker, Eagleton & Krakower**  
**COUNCILMAN LECKER: FIRST ITEM IS ON COMMUNICATIONS AND MICROPHONE SYSTEM. NEXT ITEM IS THAT MARK WAS ABLE TO GET ANOTHER QUOTE FROM DUTCHESS AUTO AND THEY ARE COMING IN WITH ABOUT \$37,000, WHICH IS ABOUT \$8,000 MORE**
- 9. WATER, SEWER, HIGHWAY** **Eagleton, Lecker & Conte**  
**(INFRASTRUCTURE)**  
**COUNCILMAN EAGLETON: NO REPORT**

**COMMITTEE OF THE WHOLE MEETING CLOSED AT 9:00 P.M.**