

**MINUTES OF SPECIAL TOWN BOARD MEETING  
HELD ON JUNE 27, 2012 AT 7:00 PM AT TOWN  
HALL, ONE OVEROCKER ROAD, POUGHKEEPSIE, NEW YORK**

**PRESENT:** Supervisor Tancredi  
Councilman Baisley  
Councilman Eagleton  
Councilman Cifone  
Councilman Krakower  
Councilwoman Shershin  
Town Attorney Jonathan Ream  
Town Clerk Miller

**ABSENT:** Councilman Conte

- **NOTE: Attachments pertaining to a particular Town Board Meeting will be found after the final minutes of that meeting, which are kept in the official minute books, held in Town Clerk's Office.**

**Public comments made during a Board Meeting may be heard on the audiotape of that particular meeting, which is kept in the Town Clerk's office.**

**{ } designates corrections or amendments to**

**7:00 PM**

**CALL TO ORDER**

**SALUTE THE FLAG**

Tom Meyering, Recreation Department Director: Ever since I've taken this job and long, long before that, the Senior Citizens of Town, and especially in our Club 60 programs, have talked about a place that they could call their own and a place that the Town has as an actual Senior Center and a place where we would grow our programs. This presentation is a short presentation looking at a facility that exists and what it could grow into. (A picture presentation was given on screen) The address is at 14 Abe's Way, which is a cul-de-sac off South Gate Road near Route 9 and the Red Lobster. It's a very quiet, residential neighborhood and the area around it has nice buffers so the neighbors won't be too disturbed with all the seniors coming and going. It is roughly two miles from the geographic center of Town. The best I can figure, the geographic center of Town is about where Spackenkill High School is, which is probably a surprise to most people, but it's pretty close to it. The lot is about two acres. There are three buildings on the site. The large one, which we are primarily talking about, is 5400 sq. feet and is formerly the fabric store. It's a steel structure building from the 1950's or 1960's. There is an old barn next to it, which currently the plan is to remove it so we can use the area for parking and then a garage structure behind it which is used now and will be leased out. The main building, again, 5400 sq. feet, has a very open floor plan with a "Great Room", two smaller open areas, an office area, bathrooms and it can be used for many purposes. It's very adaptable. There is also an adjacent lawn and picnic area that we can develop. (Showing pictures) This is the large room. It's 30' by 120' and we had talked about doing room dividers to make simultaneous different activities possible going on at

the same time. By comparison, just for your reference, (showing a picture) this room here is roughly 1500 sq. feet. So, it is less than half of that size room. The room we had talked about at the “White House” would have been just under 2,000 sq. feet, so it is less than ½ of that room. There are also two smaller open areas and I just threw out some ideas of things we could do with them. One possible use would be a kitchen, we could set up a lounge and library area. I know that there have been some people expressing their desire for a computer room, where computer instruction could be taught to seniors. You could set up a crafts room or exercise equipment gym for special use for seniors. The old barn building, we would probably remove because we could use the additional parking space. Now our existing activities are on the left hand side, which are craft classes, card games, board games, special guests, trips and, of course, fellowship. In addition to all of those current activities, we could add expanded classes and groups, dance, exercise, computers, photography, and language instruction. When I worked up in Hyde Park of the senior center up there, one of the most popular activities up there was teaching Spanish to the Seniors and then community service. Next steps as I see them at this point, I understand the resolution this evening is to sign an agreement to pursue it further. There would be a “Do Diligents Review”. We purchase the property, probably simultaneous with all that, the Senior Center study group would get together and work on designing programs and then designing the facility to fit the programs. Then conversion begins and then, of course, the Grand Opening and Ribbon Cutting and great celebration.

Supervisor Tancredi: Jay Baisley is the liaison to the senior clubs and I didn't know if you have anything to add.

Councilman Baisley: First of all, I would like to thank everyone for this great turnout. It is nice to see that the seniors are really involved in getting a facility. It's been many years and we've promised you a facility for a while now and we've looked all over for one. This, after looking at it, I wasn't overly pleased with the “White House” and after discussing it with a couple of residents, they came up with looking at this building. It's a nice location, it's huge and looks like most of the work to be done inside would be cosmetic. There would not be a lot of tearing apart like we would have to do at the “White House” and putting a lot of money into it. It's handicap accessible at this point, ground level, it's got a beautiful lawn on the side almost the size of the building itself. The parking lot is done out front and ready to go. It looks like once we do the “Do Diligents Study” and everything comes out fine, I would like to say it may take about January 1<sup>st</sup> moving date. It would be a Happy New Year present. It looks like something that could move along. We can fix up the inside and put some doors and windows in to brighten it up. Our Building Inspectors and Engineers have already gone in and looked at it and have given us the idea that it is something we could definitely go forward with.

Supervisor Tancredi: I would like to open the floor up to questions and discussion regarding this.

Patricia Pinckney: I have a couple of questions. First of all, may I assume that Abe's Way is a Town Road?

Supervisor Tancredi: No, it's a private road.

Patricia Pinckney: Who would repair that road?

Councilman Krakower: There is a road maintenance agreement for that, all of the property owners would.

Patricia Pinckney: In other words, the Town would do that?

Councilman Krakower: Part of it.

Supervisor Tancredi: We would have some responsibility along with the other property owners.

Patricia Pinckney: What is this costing us?

Supervisor Tancredi: As you know, we have a budget of \$500,000, which has been in place for a number of years and that's our budget and we can't spend more than that and so my view would be to prioritize the improvements we need to make. First and foremost would be a sprinkler system because that is something we need per Fire Codes and so we have to get those Code type issues out of the way. Then doing the improvements we want to make up to the budget we have and we can't go over our budget.

Patricia Pinckney: But, what I am asking, specifically, is what is the cost of the land and the buildings?

Supervisor Tancredi: Well, it's in the resolution. Basically, to purchase the parcel is \$550,000, but we would be paying \$350,000 because the agreement is, the person who currently owns it, has an auto body shop and has garages behind the building and he would be staying in those buildings for a maximum of five years and lease. The price he would pay normally for those leases would be taken off of the purchase price and brings the purchase price to \$350,000 and that leaves \$150,000 for improvements needed.

Patricia Pinckney: So, in other words, he's getting those buildings free and clear for five years.

Supervisor Tancredi: Yes, and he actually indicated to us that he may not want to stay there five years.

Patricia Pinckney: I hope not, and I'll tell you why. I just came from there, just prior to coming here, and I counted 17 cars in that whole area and also, that area is gated.

Supervisor Tancredi: Yes, that's the back of the facility.

Patricia Pinckney: Well, we still had planned on using the back.

Supervisor Tancredi: Well, I don't know how you planned on using it, but the front door is in the front and the parking is in the front. If we remove the barn we talked about, that's on the side of the building and there is a lawn to the right of the building and for five years, he has use of those garages.

Patricia Pinckney: And all of that parking area. That's not good.

Supervisor Tancredi: Parking area in the back, that's the agreement.

Patricia Pinckney: I understand that the barn is going to be demolished.

Supervisor Tancredi: Well, that is tentative, whether it is to be demolished or not, is questionable.

Patricia Pinckney: Well, something would have to be done, because there only 30 parking spots.

Councilman Baisley: There is plenty of room in the front in to the right of it.

Councilwoman Shershin: That's better than in front of the "White House" because I think there are maybe only 12 parking spaces in front of the "White House" and one thing I like about this site is because it has the circular driveway so it will be easy to get the mini-buses in and out, they will be able to zip right around.

Patricia Pinckney: I do have some real concerns. I don't like the idea that we are getting a cheaper price so that this man can have free rent.

Supervisor Tancredi: Well, without that, we wouldn't be getting the building.

Councilman Baisley: And we would be getting two buildings, structurely sound, for the price.

Patricia Pinckney: I think you are being too optimistic, just for the kitchen alone it would cost a lot more than \$150,000. I think the kitchen would be at least \$40,000 alone.

Supervisor Tancredi: Try to be optimistic.

Patricia Pinckney: I'm also trying to be a realist.

Victor Gennodie: The property has a 25 ft. section of trees across the road, which also could give more parking and there are two huge pine trees in the front, one is dead, if you take them out, you are going to gain another 12 parking spaces in front of the building. In the rear of the building, behind the body shop, is almost a quarter acre lot, which can be used, just open the fence up, it's already been graded up a number of years ago and there are hemlock trees there and a fence buffering the neighbor's property, perfect

parking area to be expanded in the rear and so there is enough space. I challenge anybody to find something better right now. It really turned out to be a great location. The Town has been looking for something for five years now and “Shouldn’t beat a gift horse over the head.”

Sally Kerr: I know it’s going to take a little bit of work, but, it was nice to see different rooms. I can see a lot of possibilities that can be done with this. I think it’s a great place to be and I’m all for it. The other building seems to have good structure inside and it’s all painted and looks pretty good, if you think about using that building. It probably will need a new roof, but I think that’s a good possibility, too. I’m all in support of it.

Judy Petshco: Club 60 Director for all three clubs. The important issue tonight is for you folks, the Town Board, please pass the proposition for the Krakower Building. It is awesome! I’ve been there twice. There are lots of possibilities and given a chance, I have so many plans for the opening and just give me a chance to do it. Over the past few weeks people have told me how much it is having a place built, to make new friends. One person just put her husband in a nursing home and joined the Club and is now playing Mahjong, and hasn’t played in years, she went on her first trip and she is so happy. I’ll never forget the 92 year old man who came in from Yonkers, he said “I made the best move in my life, joining Club 62, playing cards, and meeting my new family, even if they cheat!” Another lady had a stroke and her daughter is now my co-worker and all she did was go to the Mall and the Good Will one day a week. She now comes to the Club and she bakes “goodies” and on Monday she makes stuffed cabbage for my husband, I don’t do it, and she goes on the trips. These are only three people and there are more and more people out there that are really wanting a meeting place. We should keep up with our fellow seniors. California seniors use a lighthouse. Canada has a log cabin house. West Virginia has 2,000 people in their community and they have 3 senior centers. One is a railroad station. I believe and know that this is a dynamic place to have a center. I also want to thank you folks, the Town Board, and the Committee and (inaudible) they know who they are, for getting to this point and I hope you continue with it. I can’t wait!!!

06:27-SM1 AUTHORIZE

Acquisition Of Proposed Site For  
Senior Center

## RESOLUTION

WHEREAS, the Town Board of the Town of Poughkeepsie has conducted a diligent search for a suitable permanent site for a Senior Citizen Center, and

WHEREAS, by RESOLUTION 4:13-2 of 2011, this Board authorized the encumbrance of \$300,000 from the Town’s Recreation Trust Fund for the development of a Senior Citizen Center, and

WHEREAS, Mr. John Ferraro, President of Jack’s Auto of Dutchess, Inc., has proposed that Jack’s Auto sell to the Town a 2.02 acre parcel, with buildings, located at

14 Abe's Way for use as a Senior Citizen Center, together with a five (5) year leaseback to Jack's Auto of the rear portion of the parcel, and

WHEREAS, the Town Board has reviewed a Contract of Sale and Leaseback, under which the Town would purchase the parcel for \$550,000 by paying \$349,999.00 at closing, and executing a five (5) year \$200,000 lease back for the balance of the consideration, and

WHEREAS, in consideration of the cost, the benefits to the Town and its senior citizens, and the ability of the Town to conduct the necessary due diligence prior to taking title to the property, now therefore

BE IT FURTHER RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby authorize the Supervisor to execute the Contract of Sale and Leaseback with Jack's Auto of Dutchess, Inc., in substantially the form as presented, subject to the completion of the Town's due diligence including, but not limited to:

1. The procurement of a title insurance policy at the standard statutory rates;
2. The completion of a Phase I & II environmental review of the property by Ecosystems Strategies at a price not to exceed \$6,600.00, which contract is entered into without solicitation of alternative proposals because Ecosystems Strategies has a prior professional familiarity with this parcel and has provided competent environmental professional services to the Town in the past;
3. The preparation of a survey by John Decker LS, working on behalf of Morris Associates, which survey shall cost not more than \$2,100 and be paid for out of Morris Associates previously contracted annual retainer with the Town, and
4. The conduct of a structural and mechanical analysis of the buildings by the Town of Poughkeepsie Building Department, and
5. The completion of such other due diligence, including an evaluation of the sale and lease values, as may be required, and

BE IT FURTHER RESOLVED, the Town Board hereby states that because only the Town Board can enter into a contract for the purchase of real estate that it is the only involved agency, and the Board hereby declares that it is the Lead Agency for purposes of coordinating the environmental review of this matter pursuant to Article 8 of the Environmental Conservation Law; and

BE IT FURTHER RESOLVED, after review of the potential environmental effects associated with the proposed purchase of the real estate located at 14 Abe's Way for use as a Senior Citizen center the Town Board has determined that the purchase and the use are an Unlisted Action as classified by the State Environmental Quality Review Act; and

BE IT FURTHER RESOLVED, the Town Board hereby adopts a Negative Declaration and declares that the proposed purchase and use of the property will not require the preparation of a draft environmental impact statement for the reasons set forth in Part 2 of a short form Environmental Assessment Form attached hereto and made part of this resolution; and

BE IT FURTHER RESOLVED, that the redevelopment of this parcel as a Senior Citizen Center shall be subject to a determination by the Town Board, under *Matter of County of Monroe* and Town of Poughkeepsie Code Section 210-13-L, of the application of the land use development requirements of the Town of Poughkeepsie Town Code to this project, and

BE IT FURTHER RESOLVED, that the validity of the Contract of Sale and Leaseback is subject to a permissive referendum as set forth in Sections 64 and 220 of the Town Law of the State of New York and as provided in said Contract of Sale and Leaseback.

SO MOVED: J. Baisley/S. Eagleton

Councilman Krakower: I just want to say. I've lived next to the building my entire life and I've know Jack from Jack's Auto Body for about 30 years now and Jack is a good man and I think that this is a good project for the Town of Poughkeepsie. I don't believe that there is any conflict of interest as far as my voting on this, but in order to avoid any appearance of any appearance of such conflict, I'm going to abstain from voting, but I do think that it is a good thing for the Town.

Councilman Eagleton: Just a little discussion of what is coming off the Tax Roll and what we benefit from not having to pay leases and other buildings.

Councilman Baisley: It was assessed at \$500,000+ and the total taxes are \$33,611.61 and he was trying to go for a tax cut at one time. So that would take it off the rolls, but ---

Supervisor Tancredi: The Town portion of that is, I believe, \$3,000 or \$4,000. That's what Kathleen Taber told me. Even though the Police and the Locust Grove have been very accommodating to the seniors, it's a big inconvenience to the seniors and to the Police and Locust Grove because there has been times when accommodating the seniors was an inconvenience to both. This will certainly be an improvement.

Beth Ross: I know that there are certain sites in Wappingers where people who go down to the New Hamburg train station, leave their cars and pick up loop buses who take them to the train station and meet the trains at the end of the day. Is there anything that could be arranged with the Dutchess County Loop System to have people leave their cars in certain areas and on Meeting Days that people choose, have the buses take them over to the site and then pick them up after the meeting?

Supervisor Tancredi: Well, with this site being right off Route 9, we certainly hope that we can get a bus, loop or bus system through there, so that is something we can work on, but I think it is a site that is accessible enough and right off a major highway like Route 9. We are hopeful that we can work out some sort of a system where a bus can take a run into our center.

ROLL CALL: Ayes: Councilmen Baisley, Eagleton, Cifone, Councilwoman Shershin,  
And Supervisor Tancredi  
Nays: None  
Abstain: Councilman Krakower

CARRIED: 5-0-1

CONTRACT OF SALE AND LEASEBACK ATTACHED TO  
FINAL BOOK COPY

06-27-SM 2 AUTHORIZE Special Consent Items SC 1, and SC 2

RESOLUTION

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby grant Special Consent to the following items; to wit:

SC 1. Authorize Supervisor to Sign	Stormwater Easement/Agreement Regarding Our Lady of Lourdes
SC 2 Authorize Supervisor to Sign	Stormwater Easement/Agreement Regarding Van Wagner Office Park

AND BE IT FURTHER RESOLVED, that upon the objection of any member of the Town Board, an item may be removed from the list and voted on separately.

SO MOVED: S. Eagleton/M. Cifone

ROLL CALL: Ayes: Councilmen Baisley, Eagleton, Cifone, Krakower  
Councilwoman Shershin, And Supervisor Tancredi  
Nays: None

CARRIED: 6-0

06:27-SC 1 AUTHORIZE Stormwater Management Facility Inspection  
SUPERVISOR And Maintenance Agreement And Any  
TO SIGN Supporting Recording Documents On  
Behalf Of Our Lady Of Lourdes

RESOLUTION



BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby accept the Stormwater Management Facility Inspection and Maintenance Easement with The Archdiocese of New York on behalf of Our Lady of Lourdes, in substantially the same form as attached; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby authorize the Supervisor to sign the Stormwater Management Facility Inspection and Maintenance Agreement and any supporting recording documents with The Archdiocese of New York on behalf of Our Lady of Lourdes, in substantially the same form as attached.

SO MOVED: M. Cifone/S. Krakower

ROLL CALL: Ayes: Councilmen Baisley, Eagleton, Cifone, Krakower  
Councilwoman Shershin, And Supervisor Tancredi  
Nays: None

CARRIED: 6-0

INSPECTION AND MAINTENANCE EASEMENT ATTACHED  
TO FINAL BOOK COPY

06:27-SC 2 AUTHORIZE SUPERVISOR TO SIGN	Stormwater Management Facility Inspection And Maintenance Agreement And Any Supporting Recording Documents In Regard To The Van Wagner Office Park Project
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RESOLUTION

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby accept the Stormwater Management Facility Inspection and Maintenance Easement in regard to the project known as the Van Wagner Office Park; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby authorize the Supervisor to sign the Stormwater Management Facility Inspection and Maintenance Agreement and any supporting recording documents in regard to the Van Wagner Office Park project; and

BE IT FURTHER RESOLVED, that such acceptance and authorization by the Town Board of the Town of Poughkeepsie is subject to the approval of all final documents by the Town Attorney, Planning Board Attorney, Town Engineer and the Director of Municipal Development for the Town of Poughkeepsie.

SO MOVED: S. Krakower/M. Cifone

ROLL CALL: Ayes: Councilmen Baisley, Eagleton, Cifone, Krakower  
Councilwoman Shershin, And Supervisor Tancredi  
Nays: None

CARRIED: 6-0

Motion made to close the Meeting: Supervisor Tancredi/S. Krakower

MEETING CLOSED AT 7:41 PM

SJM:lk