



**BE IT FURTHER RESOLVED, that the Town Board does hereby determine that this action is a Type II Action requiring no environmental review; and**

**BE IT FURTHER RESOLVED, that the Town Board does hereby authorize Notice of this RFP to be published in The Poughkeepsie Journal, and**

**BE IT FURTHER RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby reserve the right to accept or reject all proposals in whole or part.**

**SO MOVED: J. Baisley/W. Carlos**

**ROLL CALL: Ayes: Councilmen Baisley, Carlos, Conte, Cifone, Krakower,  
Councilwoman Shershin and Supervisor Tancredi  
Nays: None CARRIED: 7-0**

**PROPOSAL REQUEST ATTACHED TO FINAL BOOK COPY**

**Motion made to open the Committee of the Whole Town Board Meeting:  
Supervisor Tancredi/J. Baisley**

**CARRIED: 7-0**

**06:11-COW 01 PRESENTATION League Of Women Voters**

**Supervisor Tancredi: Ellie Charwat came to supervise a Mayor's Meeting a couple of months ago and gave a presentation and I think it is very informative and she shared an interest in sharing the information with the Town of Poughkeepsie and so they are here tonight to share the information with us.**

**Ellie Charwat: I would like to introduce the rest of my team. Yolanda Yohanson, Soriella Smalls and Gina Klein whom are all residents of the Town of Poughkeepsie. What got us interested about three years ago was seeing how every level of government is trying to make do with less and less resources, less revenue and wondering how we might help by possibly looking into how other governments are consolidating services and sharing services or trying to do local government in a different way. You probably know that in Dutchess County alone there are 189 units of government and special districts; at Cities, Towns, School Districts, Fire Districts, Sewer Districts and all the other districts. All of New York State is just a patchwork of government entities and why shouldn't some of them work more closely? (She showed a map of Ulster County showing Towns and Villages) Things that have happened in the past few years that affect a lot of this is the Tax Cap the State has imposed. The Property Tax Cap in 2011 and this year they are making some of the benefits of the Tax Cap contingent on**

consolidating services. Dutchess County, under Marc Molinaro started doing grants with some of the sales tax money that he took from the Towns and giving it back to the Towns and Villages if they could show shared services. Last year two million dollars was budgeted. Only 1.4 million was given out and I know the Town has gotten a couple of those grants. As far as we know, only one million has been budgeted for those grants. New York State has also given awards in the past for shared services. Dutchess County has gotten the smaller share of those State awards. These are some of the examples of the State grants that have been given. The Town of Fishkill along with East Fishkill and Dutchess County built an artificial wetland treatment system for a joint landfill with \$200,000 from the State. The Village of Millbrook and the Town of Washington will share a joint water and sewer system, which is in progress, for \$600,000 and Ulster County with Kingston shared tourism services and in New Paltz and Town of Lloyd had to do with Highway system and sharing equipment. These are State grants. Now some of the County grants from last year. I know you all approved a grant with the Town of Hyde Park for joint purchase of an automated salt spreader. Red Hook and Tivoli are doing shared highway services. Town and Village of Pauling are sharing a fuel farm and then a whole bunch of Towns are doing the cloud based building permitting and planning softwares and so everyone is on the same cloud for that and the City of Beacon is doing electronic document meeting management and the Village and Town of Rhinebeck are sharing a computer network. These are beginning steps of sharing some services. You already have the City/Town Water, City/Town Library District, The Tri-municipal Sewer District. The Town already has some significant shared services. We are just encouraging you to think about other ways you can work with some of the other municipalities or with the County or State. Mr. Carlos shared the fact that when he was in Putnam County he was on the Shared Services Committee and so I would love to talk to him some more about some other ideas and so it is just a matter of looking at different ways of doing what you've always done and how it could be better. Beakman and Dover are sharing a Tax Assessor and that person's salary. City of Beacon is looking to consolidate three of their fire houses into one. Pattern for Progress in Newburgh did a survey four years ago of all the Town Supervisors in Dutchess County and tried to see what areas were most interest to the Towns at that time and that was for sharing services for tax assessment highway services purchasing electricity and reducing the cost of employee health insurance. Some of the things we've been looking at is the Criminal Justice System, Fire Districts, Insurance absorption, property tax and administration, the public bus transportation has to do with the City of Poughkeepsie and the County Loop Buses. There has been a study as to whether those two could be consolidated and we are working with the City of Poughkeepsie for a public forum on that issue and then Purchasing. There is a County purchasing system and there is a State purchasing system and many of the Towns are already part of that. Criminal Justice that has to do with local government has to be like centralized arraignment and trying to do collaboration on training and trying to speed up some of the trials. If we could speed that whole criminal justice system from the Town level Courts up, might

help the over crowded jails. Perhaps the emergency portion of the Fire Districts being consolidated. You have a 911 Countywide System, why not a 911 emergency response medical system? When I was on the Town Board, this Town had a contract for a private ambulance service rather than having the fire districts do the ambulance. I don't know which was more cost effective, but that might be something to look at. Wappinger's has private ambulance service they contract out with. I pay \$1600 a year for the Arlington Fire District for my home. That's a lot of money just for the fire portion. Insurance. The County has developed an insurance consortium for Workman's Comp that the Towns can go into and many Towns have (Supervisor Tancredi noted that the Town of Poughkeepsie has done that) Yes, and other Towns are doing that and Towns are saving money doing that and they are trying to set up a Health Insurance Consortium, too. So, again, we are urging municipalities to participate in these. (Councilman Carlos stated that there is one for the schools, "Dutchess Educational Health Insurance Consortium, I believe it's called.) BOCES has a consortium for the school district. (Councilman Carlos stated that he thought it started with 10 school districts and it is now up to 26 and they are so big now they can directly negotiate with the Health Insurance Company for coverage) Property Tax Assessment, some Counties in New York State even have a County Tax Assessor for the whole County and others are certainly sharing Assessors. In Beacon, East Fishkill and Wappinger's, Lagrange and Union Vail, they are getting incentives from the State for creating and coordinating assessment programs. This is also something the Town might want to look at. You get a per parcel break if you do that. Big Item purchasing is already being done in the State for cars, buses and such. Small items there is a Countywide Bidding system for water and bulk paper and other products. (Supervisor Tancredi: We do much of our purchasing through the County) then, the challenges we are hearing sounds good, we will really save money, people might loose their jobs or benefits, local control and power will be lost, residents are un-informed and people just don't want to change . There are some road blocks of rules and violations as to how much you can do and some times State and Local laws have to be changed if you do any of these things. We are just asking you to keep your minds open. The Governor and County Executive are on board with the shared services. We would be glad to hear your ideas as well.

Supervisor Tancredi stated that we are on board with trying to share services, sometimes it doesn't make sense for the Town because a large municipality like us, we use much of our equipment for a long duration of time. As a general rule, however, our ears are always open in terms of saving money for our taxpayers.

06:11-COW 02 PRESENTATION/DISCUSSION

Wendel Group – Street  
Light Audit and RFP For  
Auditor

**Samuel Marotta, Energy Engineer for Wendel Energy Services and Andy Bukaty, Project Manager and Energy Engineer are the speakers for the project. Tonight we just wanted to go over some preliminary findings we found regarding the street lighting system here in the Town. The agenda for us is an introduction of Wendel and its team and the idea of the street lighting project. The benefits of LED Street lighting specifically. The contract we are bringing forward that we can possibly do. The LED project, which is a performance based contracting, some preliminary project economics and then some next steps that we would go forward with if you approve the project.**

**Samuel Marotta: We not only will dream it up, engineer it, we can also do analysis on it and construct it for you. It all revolves around the customer. Our energy division actually is accredited and has much recognition from different entities out there and one of the most notable would be the NAESCO and the Department of Energy has listed us on one of their ESCO Contractor lists for their Federal Energy Management Program. This is just a quick list of some of the Towns and Villages and Cities that we've done work with across the State, I won't list them all.**

**Andy Bukaty: Energy Performance Contracting Agency is a financial model in which infrastructure needs can be evaluated. There is an existing operational energy cost associated with various energy components within the Town infrastructure and in this case, we are focusing on the street lighting component. Before the project, we do a full analysis of the system, determine what that operational maintenance cost is, the energy cost, and a new technology is recommended and guaranteed energy savings. The guaranteed energy savings is what the financial mechanism is for performance contracting. Those energy savings are guaranteed and after the project is completed, there is a reduced impact to the Town for their energy costs, operation and maintenance. Some of the benefits of this type of financial mechanism is that the savings are guaranteed. The savings that result for this project pay for the infrastructure improvements and it is usually less than the energy savings that occurred so that results in a net positive cash flow per year to the Town. The energy service company (ESCO) acts as general contractor for the entire project. They work at obtaining pricing from various vendors and installers to do this work and the energy service company is the single point of contact and responsibility to make sure the project moves forward and gets built. The owner, in this case, the Town of Poughkeepsie, maintains full control of the project, engages in the selection of materials, vendors, full transparency of pricing involved in the project and this results in accelerated and simplified project implantation approach. Wendel will assist the Town in working and coordinating with the utility. The street lighting with Central Hudson will ensure that the project moves flawlessly and ensure that you are also engaged in viewing and picking the right product. Now, for the benefits of the proposed technology: The four key components to the benefits, reduce maintenance costs, improve lighting, energy savings and environmental benefits and increased energy reading, basically equals reduced costs to the**

owner, which would be the Town. So, one of the maintenance benefits would be LED lights last longer and what that basically means is that a man in a truck doesn't have to go out as often to replace the bulbs out there and so you are saving on man hours for people going out there and you are also saving on the environmental benefits of not having a truck driving around in your city. Also, less maintenance is spent on any trucks or tools for that. One of the side benefits is with given the right color temperature, you don't attract as many insects with LED lights. So, this year on a technical slide scale of the color rendering index for color temperature so, out of the old technologies or just trying to show with a slide, LED's technology actually gives you a better color rendering index and a whiter light. What this translates into is, the lights that are out there now are orange lights and you can't define what colors are out there and that means that if someone was say, hit by a car, you wouldn't be able to tell as well the blue, orange or white car which also helps improve with security. This just shows the different technologies out there. The majority are metal halide and high pressure sodium's and the higher the color rendering index, the better you are to actually see stuff out there and define colors and so LED actually tops 75, which is photo quality at that point. (Slides were shown on the effects of the color lighting) On the energy saving environmental, it reduces energy use for lightings on the average of 40 % to 50% and lowers the strain on the electrical grid, reduces carbon emissions from power plants, it doesn't contain the toxic materials or mercury that most of the other technologies do and you have fewer fixture replacements and so that means less raw materials needed in the long run. So, this would be based on the project savings, this would be what the savings would look like for a town like the Town of Poughkeepsie and so essentially by doing the project and instead of going out and plant 31,000 trees, you are just switching the technologies from what they are now to an LED. The proposed LED fixtures, the efficiencies are 80 to 110 lumens per watt and high pressure sodium's are down around 70-80 lumen per watt and it was the most efficient lighting out there as high pressure sodium's. It's the standard for what is used out there and that's orange light as you drive home tonight. One of the better things for LED lights is the directional light. With these lights, literally, you can make them do right angles and make them light up only certain parts of the street and so that means less light transgression from one property to the next. So, instead of homes living rooms, they will be directed towards the curbs and sidewalks. Based on the information given us by the Town, we took a look at what a project like this would be able to produce, cash flow wise, and how much it would cost. An estimated project cost is \$7 million and an annual cost savings for energy would be \$127,000 and O & M savings from this that you are being billed from Central Hudson would be along the lines of \$520,000 and so you are paying more to actually maintain them than you are to power them. Total cost savings would be around \$645,000 the first year and then annual project payment would be \$625,000.

Supervisor Tancredi: Just to make sure, would the project be switching out all our street lights from mercury or whatever they are now, to LED's? (Correct)

**Further discussion and explanations of the project continued, including a summary of Preliminary LED Project Economics, how upgrades and replacements would be handled, guaranteed savings explained in detail and a project schedule was suggested.**

**Supervisor Tancred then introduced Keith Tyson (From Troy & Banks) to discuss a project that could work in conjunction with the LED lighting project.**

**06:11-COW 03 DISCUSSION**

**Nuisance Parties Local Law**

**Keith Tyson : Our firm is a utility and telecommunication consulting firm that does auditing of bills for errors in old billings and where this falls into play with what Wendel just outlined for you is one of the main components, probably the two largest energy bills the Town receives are the street lighting bill and maybe the wastewater treatment plant and so, the street lighting, you need to push for LEDs. For years we've known what they can do and it's now coming to reality and it's great! One of the things we do as part of our audit is review all the utility bills for errors in old billings. We are able to go back up to six years, depending on the availability of records. This becomes very important in light of what Wendel just outlined for you, because we do street light audits. What I mean by street light audit is we audit the system for potential errors and overbillings and basically good record keeping. We physically audit systems. We are currently auditing the City of Buffalo. 31 thousand lights and it is a physical audit so we have someone on the road doing that. All of the information collected goes into seeking to understand is what you have in the field is truly being billed on the bill. If there are discrepancies, the Town could be charged too much and so the idea is to look at the system, do the audit, uncover the errors and go after the monies and return it to the Town. It works really well in relation to what Wendel just did because those are found monies. Monies that have already been spent, recovered and returned and it can certainly help in offsetting any capitol improvement costs for work that is going to be done on the street lighting system over the next year. So, the packets I just gave to you are basic information on our firm, processes and procedures and how we do things.**

**Supervisor Tancredi: My understanding is that your fee is a percentage that we would have to negotiate, but a percentage of what you recover. So, as long as you recover something, you have some along with the Town.**

**Keith Tyson: It's a contingency fee percentage and we don't have any upfront fees. So, we strictly get the opportunity to do the work and get into it, we do the work, it's all on our dime. All the costs are paid for through our office and whatever the percentage is that is agreed to and funds come back, we get paid our percentage and everything else goes to the Town. All costs incurred for the work are paid for from our percentage. Any legal counsel necessary for us to**

work through a process or refund with Central Hudson, comes out of our percentage that the Town has made whole in it's percent. So, we really take on all the risk and that's what makes it very tricky because for a 4,000 light system, or whatever, you have multiple pieces within those lights and so it's like building out a 10,000 piece puzzle to try to figure out where discrepancies and errors are.

**Supervisor Tancredi:** Do you have a track record? In other words, if you do 800 projects a year, you end up getting a refund on?

**Keith Tyson:** We've been doing audits for years and we have done hundreds across New York State from very large City of Syracuse, City of Albany, City of Buffalo, Utica, Rome down to small villages and towns and so it's really developed into a niche market for us and it's been highly successful.

**Councilman Carlos:** How much could we reasonably expect to see from an audit?

**Keith Tyson:** That's a great question and it's also a question that is very difficult to answer because every system is unique and every utility is unique. How well or how poorly they bill it and so we could go into a system thinking there might be \$100,000 to \$200,000 and you might not find that. Or we could go in thinking there could be \$20,000 to \$30,000 and come up with \$100,000. It is dependent a lot on the internal record keeping of the utility that is serving you, in this case, Central Hudson. We've done some work in Central Hudson. I think it is a great area for opportunity. The City of Beacon, we did some work with them and had a refund of about \$230,000. That's why I say, it's a very difficult question to answer as every system is unique. What we found there, we may not find here. So, that's the reason why the audit is set up to be contingency fee based and no retainer fee associated. We are willing to take on the risk and work to produce whatever we can for you.

**Supervisor Tancredi:** How long does the audit generally take?

**Keith Tyson:** General portion of the audit is about six months. The street lighting portion might take a little longer, depending on when we could start the work. One of the biggest determinates of the length of time of the audit, is the responsiveness of Central Hudson. It's quite frequent that we would have all the work done, submit the findings to the utility and then it takes some time for the utility to work through it because they have to verify what we presented and so depending on the responsiveness would depend on the length of time.

**Supervisor Tancredi:** Could they just stonewall and delay? They could.

**Keith Tyson:** They could, we could go back six years for any refunds, with interest and so the longer they take to work on it, the amount of money just keeps building.

**Councilman Conte:** What it sounds like you are saying, we are going to assess your lighting and guarantee you a certain amount of money, whether it is a dollar or more, there will be no cost to the Town of Poughkeepsie? (Yes) So, even if we just make a dollar, we are still ahead of the game and we pay nothing. It's better than nothing.

**Keith Tyson:** The only thing I can't guarantee you is a certain amount of money we would get just because it is so fluid and unique for each individual municipality. But, the one thing it will do, outside of correcting any errors, it will give you pretty much an exact representation of what is in the field. Because you look at the Central Hudson billing, how do you know what is listed on the bill is what is in the field.

**Supervisor Tancredi:** We don't and we are an older municipality and so, those lights have been up there for ever.

**Keith Tyson:** So, basically, you are trusting Central Hudson that what they have on the bill is accurate.

**Supervisor Tancredi:** This is information that Wendel can use, he needs this information anyway.

**Keith Tyson:** Exactly, what Sam and I have done in the past is the information we produce from the Audit is very helpful for them and the municipality in taking the next step. It's almost like the pre-head step and getting all the "Ducks in a row" and going forward with the streetlights.

**Councilman Baisley:** Do you have to physically go to every street light, it says here it is wattage, too, not just lights. Is there that much different wattage out there? (Yes)

**Councilman Carlos:** Does that include the pump stations?

**Keith Tyson:** Yes, we audit utility, telecommunications and in some cases, cable franchise agreements, also.

**Councilman Krakower:** Did we ever do an audit of the cable franchise? I believe they bill based on Zip Codes and pay it out based on Zip Codes and those aren't really completely accurate.

**Keith Tyson:** Basically, the cable franchise audit is almost the reverse of what the utility and telecom audits are because what we are looking for on that end is, has the City received all the money from the franchise agreements they were supposed to get under the franchise agreement? Just like some utility

companies, some of the cable companies are easier or more difficult to work with.

**Supervisor Tancredi:** Right, we found that out. I think this is a great opportunity for us and I appreciate you coming down Keith and making the long trip.

**Keith Tyson:** Just to answer your question, Mr. Conte, we can start as soon as an agreement is approved. Most of the time, the general part of the audit is done within six months, after all the preliminary gathering of information, getting it in, historical records and getting stuff from the utilities and things like that, before we can begin the work.

#### **06:11-COW 03 Discussion – Nuisance Parties Local Law**

**Supervisor Tancredi:** Next item is Nuisance Parties. This is something that we've discussed over time among the Town Board. Something that was recommended to us from the Police Department as a means of helping them better control the situations in the neighborhoods. All of the Town Board members have received a resolution and proposed law a few weeks ago and then again recently. Some changes have been made recently, Jim would you like to give us an overview of some of the changes and then we can discuss it with the Board?

**Town Attorney Jim Nelson:** I didn't make the changes to the Court Local Law, but the memo I sent to the Board and Police Department outlined some things you might consider along the lines, particularly calling for notices given to owners. When a ticket is issued to someone who is an occupant if and when there is a conviction and authorizing the Police Department to give notice to an owner if information comes to their attention which suggests there might be a problem afoot. The reason I suggested that is because the pursuit of these issues as relates to owners tend to be factually different than other persons who might be subject to it.

**Councilman Krakower:** I saw your memo you sent earlier and I think that the way this is written makes sense because it deals with the person who has rightful possession or control of the property because I think it is hard to ticket someone for something if they have no control over the property. So, when you rent or lease out something to someone, you don't have the right to just walk in and say, you can't do this or that today. I think the way this is written, the person in control of the property gets ticketed and the key part of this ordinance is that the nuisance parties, ticketing someone and sending them to court later on is a solution, but the real solution is just shutting it down immediately. I think that's what this seems to be able to allow us to do. I think that's the key to keeping these things under control. As far as preventing them from reoccurring, I looked at some of the tickets that were issued over the past year, one of the things I

noticed is there is a certain property on Woodlawn that was hit with a ticket in January and they were the organizers of parties at the end of the year. If the fine structure is significant on the front end and escalates significantly enough, for a second or third violation, I think you probably prevent a lot of these things from reoccurring. So, if this allows us to stop it today, the fine is high enough so that if you do it again, you are paying thousands and not hundreds, I think that makes the impact to shut these things down. The other thing I thought might be useful and I'm not sure if we can or can't do it and that is to allow the police to confiscate alcohol on the premises if they violate this ordinance. We are talking about these end of the year parties. Someone orders 40 kegs of alcohol and if you tell them that "You already have a violation because you had a party three months earlier and we ticketed you, the next violation is going to be a thousand dollar fine and up to 15 days in jail and when we come out there and you are violating the nuisance party ordinance, we are also going to confiscate all of your alcohol, I'm guessing that will be a pretty heavy deterrent where it doesn't make sense any more for these kids and people to do this.

**Supervisor Tancredi:** I agree with a lot of what you said, but part of the problem though with the fine structure is that we know for a fact these party organizers are charging a cover and so they may get 100 to 200 people at their party at \$30 a head and that's a big money maker.

**Councilman Krakower:** That's why my suggestion is, one shot, the fines high, but the second shot the fine is going to be significantly higher and the Ordinance also allows up to 15 days in jail, I think for some of these kids, that would maybe something also effective. I also think that when you go back to the finances involved, if the police were able to confiscate the alcohol, the party is over, the profits gone.

**Supervisor Tancredi:** I think the important thing is to end the party, you're right, but the property on Woodlawn is the proper example because that homeowner is out of town. We were notified when Port-a-potties were delivered to the home. The Police Department called the homeowner and asked if he was having a problem with his septic tank and he said no, I just spoke to my tenants, why? You have a couple of port-a-potties sitting at your house. Then in the spring again, the homeowner was MIA.

**Councilman Krakower:** If you rent property to someone, you can't just go on and say, "I heard you are going to have people over tonight—"

**Supervisor Tancredi:** But, they could put it in the lease. If you make life miserable enough for them, it will stop. I agree with everything you said, but I believe these absentee homeowners up there who are super responsible and take the initiative and prevent it from happening and then we have others who we call

them and tell them what's going on and the response is "What do you want me to do about it?"

**Town Attorney Jim Nelson:** I don't know the answer to this, I will check, though, but my concern is that unlicensed firearms or drugs, alcohol is a substance that is legal to possess. I will find out, but I'm not sure we could confiscate the alcohol.

**Chief Mauro:** I don't have the answer to taking the alcohol, but I suspect it would be problematic if we can't prove an under aged person was on the premises consuming it. It also creates a linguistic approval, but that's fairly minor. We've been dealing with college parties as long as I've been a policeman, but, the problem has grown to an intolerable proportion in the last ten years. It's become a significant issue when we started experiencing private residences being used for college housing. It's not just one specific college, there are a number of colleges in the Hudson Valley that are made available to students and it's not only in Fairview, it's in Arlington and other portions of the town. It's also in hotels where student housing is being used and in apartment complexes and so it's not specifically to two family residents. One of the dynamics to this situation is, as far as me as Chief of Police, is my officers have continually been blamed for lack of enforcement and for the problems in the neighborhood that the neighbors are experiencing and the reason why we take these complaints is because there is a legal level of evidence and probable cause that has to be established for us to take certain criminal charges or file a summons against someone for noise or public intoxication, which was taken off the books some time ago, disorderly conduct, urination in public, and I always leave it up to the discretion of the police officers, but we have tried to bring about a policy of zero tolerance where we have continually had the same experience at the same residences or same streets. So, the college year starts with our community police officer spending more than a week visiting every known college rental property to speak to the students there and he is joined by a member of the college community. They are given information packets and referred to websites. They are given information about a whole host of things, specifically about conduct that is going to cause a problem in the community. We go through this entire process and I get briefed at 10 o'clock every morning when school starts, I get a packet and those packets get forwarded to you and the Councilman of the areas where the violations have occurred. The northern Fairview section is where the majority of the complaints occur. There are a number of things we can or cannot do that cause the citizens to feel that we are not doing enough and yet, in fact, we do everything humanly possible to the point we assign police officers on overtime. We direct people on duty and I mandate supervisors to go to noise complaints to speak to the citizens and we do this in a community that is also facing a host of other crime related issues that I am trying to balance. Quality of life issues from college behavior, public intoxication, parties, to the whole gamut the Hudson Valley is faced with. So, there is a constant battle in trying to do what is right for the community.

**Councilman Krakower and Supervisor Tancred commented on the Police force and how they do a fantastic job.**

**Chief Mauro wants to prevent these parties and feels strongly that more cooperation from the landlords is needed.**

**SUGGESTIONS AND PRO'S AND CON'S, EXAMPLE  
PROBLEMS, AND SOLUTIONS, ETC. CONTINUED  
SUBSTANTIALLY FOR SOME TIME**

**Supervisor Tancredi: Through all of this, we get the message that we need something in place to help the Police Department regulate what is going on up there.**

**Town Attorney Nelson: Circulate an amended draft and I will look at those issues.**

**CHAPTER 194 NUISANCE PARTIES  
ORDINANCE FROM THE CITY OF CORTLAND, NY  
ATTACHED TO FINAL BOOK COPY**

**06:11-COW 04 DISCUSSION**

**Project Update For The Springside  
Neighborhood Development**

**Supervisor Tancredi: Next, two gentlemen we are becoming acquainted with, Mr. Tinkelman and Mr. Rodriquez concerning the Springside Neighborhood Development Project. I think there have been a few changes and they've tried their best to keep us updated as to changes and anything that's going on with the project and they are here again tonight.**

**Steve Tinkelman: We are delighted to say that we've had some success on moving the project forward and one of the issues we struggled with was a corner residence on the north/west corner of Sights(?) and Springside that was outside of the site previous and it played an important role in the visual impact of the corner section of Van Wagner and Sights and all that and we've reached an agreement to acquire that parcel. So, the reason we are here is one, we think that the project is a lot better in a lot of ways, but, when we were last in front of you for the changing of the zone, for the effort, we didn't include that parcel in that action and so one of the requests would be is to come back to the Board here and have that corner parcel, R-20, to be rezoned to the ATC, Arlington Town Center, which would be in conformance with all the other parcels that are part of the project. The house currently has two units in it. There were three, but there are two legal units in the structure. The overall project don't get any larger other than those two units. There were some nice changes that have occurred and it's funny, on the heels of the last discussion about beer and alcohol, we are trying to make alcohol the center, but it's also a bakery and coffee house. The structure we are proposing originally had a driveway going up**

there and it was less pleasant than not having it there. The access now will be on Sights and it will bring the project back into the neighborhood a little bit more, which I think is a good thing for the neighborhood. We are also now creating from the upper area, we are going to have walking paths from the upper part of the site down behind this lower building which is now about 4,000 sq. ft. on the first floor of commercial space and then six units above it. On this side of Springside, we are going to have a campus now of 23 units and about 4,000 sq. ft. or a little bit more. We are having good discussions with someone that, if this works, it will be amazing to be putting this together because I think part of the success of the neighborhood is really having something that will add to the reason why you would want to live here. We have a couple things we would like to ask of the Board. One of the things, in the sense of trying to do some improvements on Springside, the project is really tight to do and I know we were successful with you to this day and we are appreciative of the pilot agreement. We also have to extend the pilot agreement to this parcel because it was established by this Board to cover the balance of the parcels, but not this site. I should also report that last week we went in front of the Arlington School Board to present the project and we had no idea what the outcome was going to be, they were looking at it cold and we got a tremendous response and support of the pilot agreement and so we were successful with that and they supported what we were doing working with you here and now we will be beginning the process with the idea to move forward with that. We think that there is also a potential opportunity and we will know a little bit more before the month is out, but there is some new economic standards coming in from HUD on this area and if the standards come in as they think, it may not be great news for the Town, but it then opens this up for Community Development Block Grant money and so we are beginning to have conversations with Dutchess County to move that along, if in fact, the census comes back with that information. We have a couple things beyond what you know already, that we would like to present to you, which is a simple thing. This new mixed use commercial building that is along Springside, we want to propose to put some on-street parking in front of it. We think it makes it more business friendly and makes it more like a traditional neighborhood. We are able to put some handicap parking directly in front of those businesses. The building that we are talking about, which you will be able to see over the next coming months, has a nice long porch in front of it where there could be some outdoor dinning. We also have a nice public space that is beginning to be developed between this new building and the existing house. We are trying to save some trees and create some outdoor space that could be used by the businesses or public to just enjoy the property and so the request is to see if the Town would allow us to put those 8 spaces there. We think it would be a nice addition. We are also beginning to look at new sidewalks, curbs, and some lighting in that area. The scale of what these public improvements will be will change depending on whether they will be all in the "nickel of the project" or if we can get some funding from Dutchess County as well. Then the last thing, we are moving forward with, we had a little hiccup with the DOT and got great support from the Supervisor and from Neil Wilson this week and it looks like

that transaction will continue as proposed and then we will want to come back and work out an arrangement with the Town. We've gotten an appraisal we will get back tomorrow now and we will submit to Neil Wilson and it may help set the value for that property moving forward. The old road bed on Springside. That's the reason for being here tonight.

**Supervisor Tancredi:** For my 2 cents, I love the outside, dining on the porch. I think that creates a great atmosphere especially in a neighborhood setting when people can sit outside in the nice weather and dine. We see a lot of it happening in Arlington. More and more businesses are desiring to do something like that and I think it creates a great look in the area, especially when the weather is nice and just a great atmosphere and so whatever you can do up there to pull people outside and let them enjoy the nice weather, I think will be a positive.

**Councilwoman Shershin:** So, where is the parking for the six units of residents going to be?

**Steve Tinkelman:** The parking will all be on the top of the hill.

**Councilwoman Shershin:** So, they will have a little bit of a "schlep" there?

**Steve Tinkelman:** Not much. Actually, we are going to have another tenant outdoor space. There are three being planned. One is not designed yet, we are working it through, but it's between the two buildings. There is a nice opportunity to have a communal sitting area and we are also looking at a water feature on that and then we are also going to have some community gardens on the other hill. Part of this was making it a reason for why people want to live here.

**Councilwoman Shershin:** Did your stone root cellar make the cut?

**Steve Tinkelman:** Made the cut. (All Right!) The other thing just to say, I think Friday the Poughkidsie is opening. They did a really good job. Hopefully they will be successful and we also signed a lease with PVE Sheffler, which is an environmental engineering firm which is going to take the small house and we are actually building an addition on to build a new conference room there and so, part of the sales of this is this is what we are trying to do and we hope will be the case here and will continue here to be of good response. We only have one space left.

**Supervisor Tancredi:** You have free parking here, right? (Yes)

**Steve Tinkelman:** Ok, so I guess the question is, if we can work with Mr. Wilson and Eric and begin to pursue that idea of some on street parking in there, we think it would add a lot of class to what we are doing here and convenience as well. Everyone has been great working together and we are trying to get under

construction this fall with that north campus, if it's possible. It will not get underway until spring, before the year is out and that then turns our attention to the bigger building on the front. It will probably be a little smaller than we talked about, just because of the parking issue again. We are also beginning to have conversations with the users here and the City of Poughkeepsie might not like it, but there is interest in coming to the Town. So, do you think you would support on street parking?

**Supervisor Tancredi:** I don't see it as an issue. Talk to the Superintendent of Highways. We have snow ordinance during the winter months, but we certainly could look at that. I would think the traffic is going to be limited. You will have to make sure that the parking is made available only to the customers of the retail shops down below. You aren't going to want your tenants to take those spots. Maybe an hourly restriction should be considered, or something like that.

**Neil Wilson:** I've had some preliminary conversations with Marc Pfeifer about the on-street parking and his primary concerns are to be able to effectively pile the snow, but he didn't reject it off-hand and he is more than willing to work with you. The parking spaces are not all entirely within the right of way. Some of them actually fall in and out of the private properties. You will be getting a set of plans to restart set the SEQRA process to extend the Town Center to include the corner piece, which is a quarter of an acre. That you will be getting by next weeks meeting so the Planning Board can then take out the SEQRA review and come back to you at some future point.

**Motion made to suspend the rules for public speaking on Town issues.**  
**Supervisor Tancredi/J. Conte**

**CARRIED: 7-0**

**Doreen Tignanelli:** As far as the parties at Marist, I know that Dutchess County has these social host law so that if there is any under aged drinking that can be proven, I don't see why it wouldn't apply. I'm sure Mr. Nelson will take that into consideration.

**Councilman Krakower:** Does that allow confiscating alcohol or is that just to charge the responsibility back to the host?

**Town Attorney Nelson:** I've got it here, it will take me a few minutes to look it up. I don't think it does. I think the problem is the alcohol isn't the fruit of the crime. (Mr. Krakower, it doesn't refer to the beverages.)

**Doreen Tignanelli:** Ok, the latest storm water report response to comments has been posted on the Town websight and I will have a few comments about the response. I only bring that up because any thing after June 1<sup>st</sup>, if it's brought to the attention of the Board, it has to be addressed the next time around, so, I'm

just bringing that to your attention. Then, Felicia was talking about the traffic in her neighborhood and accidents and last week there was a four car accident at Boardman and Spackenkill Road intersection and I filed a FOIL request for the accident report. This situation is not getting any better and the library has not started up yet and so, I don't know the stage that the assisted living is in yet and so—

**Joe Armstrong:** On the report for the street lighting, I hope that we kind of look at some of these other States, Towns and Villages that have done this to see what their experiences have been with it. As far as the white light they give off, I hope they aren't as bad as some of the headlights on some of these cars. Why they haven't outlawed them by now is beyond me. They are crazy. The other thing, the cost of this factor, what scares me is they throw out these numbers, it's like the people from Canada who bought the Central Hudson Electric and all of a sudden some of our bills jumped a couple of hundred bucks, whether it's tied in or not, I don't know, but it makes you stop and wonder. I hope this thing is looked into very close and not jump the gun on it and where is the money coming from, the seven million dollar cost?

**Supervisor Tancredi:** It will be financed and the savings is over 15 years. The project financing would come out of the savings within the project that they guarantee. If you don't see the savings—I understand what you are saying, it certainly would be something that we would pursue very carefully.

**Joe Armstrong:** This party stuff, I don't know why we fool around with these people that the landlords know this is happening. Business costs a lot of money if you don't do the right thing and so I don't know why we fool with this and take these people to task. They are in there to make money on our backs. We have to pay the overtime for the police to get involved with this nonsense.

**Motion made to resume the rules: Supervisor Tancredi/S. Krakower**

**CARRIED: 7-0**

#### **COMMITTEE REPORTS**

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|-----------------------------------|---|
| <b>1. FINANCE</b>                 | <b>Councilman Krakower : No Report</b>  |
| <b>2. FIRE ADVISORY</b>           | <b>Councilman Conte: No Report</b>      |
| <b>3. GOVERNMENT OPERATIONS</b>   | <b>Councilwoman Shershin: No Report</b> |
| <b>4. LAND USE &amp; PLANNING</b> | <b>Councilman Krakower: No Report</b>   |
| <b>5. PERSONNEL</b>               | <b>Councilman Cifone: No Report</b>     |

**6. RECREATION**

**Councilman Baisley: No Report**

**7. SENIOR CITIZENS**

**Councilman Baisley: No Report,  
But Supervisor Tancredi mentioned the  
Birthday Party held recently at the Senior  
Center for a gentleman who turned 100 years of  
age, and what a terrific event that it was**

**8. TECHNOLOGY & EQUIPMENT** Councilman Carlos: No Report

**9. WATER, SEWER, HIGHWAY** Councilman Carlos: They have  
suspended meetings and will restart again in  
September. They have some good ideas about  
water control for Alda Drive

**TOWN BOARD MEETING CLOSED AT 8:43 PM**