

TOWN OF GOSHEN  
TOWN BOARD WORK SESSION  
**March 11, 2013**  
MINUTES

A work session of the Town Board of the Town of Goshen was held on the 11th day of March, 2013 at Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

Present: Douglas Bloomfield Supervisor  
Philip Canterino Councilman  
Louis Cappella Councilman  
George Lyons Councilman  
Kenneth Newbold Councilman

Also Present: Dennis Caplicki Attorney for the Town  
Priscilla Gersbeck Deputy Town Clerk

The meeting was called to order by Supervisor Bloomfield at 7:32pm, followed by the Pledge of Allegiance.

**1. REVIEW BIDS FOR A HAMBLETONIAN PARK SEWER PUMP BACK-UP ELECTRICAL GENERATOR AND AUTHORIZE THE SUPERVISOR TO PURCHASE THE SYSTEM SELECTED**

Superintendent of Highways, Broderick Knoell, presented his report of generator bids for the Hambletonian Park Sewer Pump Station. In August of 2012 the Town was notified by the NYS DEC that a permanent mounted emergency standby generator is required for backup to run this sewer pump station. Three systems were reviewed and discussed; (1) Peak Power Systems (Generac Industrial Generator) for \$24,075.00, (2) Kinsley Power Systems (Kohler) for \$24,470.00 and (3) Atlantic Detroit Diesel-Allison (Detroit Diesel) for \$33,500.00. The quotes include the matching transfer switch. Additional expenses include the natural gas hookup to NYSEG for about \$1,700, a gas meter for about \$500 and \$2,500+ for the electrical installation. The Highway Department will do the dig and set the pad.

Councilman Newbold made the motion to authorize the Supervisor to purchase Peak Power Systems (Generac Industrial Generator) for the base cost of \$24,075.00. Councilman Cappella seconded the motion.

On A Voice Vote, the motion passed: 5 AYES Bloomfield, Canterino, Cappella, Lyons, Newbold  
0 NAYS

**2. CONTINUE DISCUSSION OF REQUEST BY THE GOSHEN ZONING BOARD OF APPEALS TO CHANGE TOWN CODE 97-4 0(E) REGARDING HEIGHT OF FENCES AT THE PROPERTY LINE**

The Town Board at the request of the Zoning Board of Appeals has been reviewing the issue of deer fencing. Neal Halloran (Building & Zoning) has discussed this matter with the Environmental Review Board and the Planning Board. He also contacted other municipalities seeking information from their code on fencing. Mr. Halloran presented his findings to the Town Board. He feels that the

requirements along the property line for the fence installation along with visual impact specifications are the issues.

John Swift, Harness Estates, spoke from a personal point-of-view and as a member of the ZBA. His concern over the increase in deer population not only covers health issues, but the havoc to residential landscaping. The fencing is only part of the problem. It keeps the deer out, but it doesn't stop them from walking along the streets. He suggested the Town with the Village could submit a request to the DEC for assistance as to control/manage the deer population.

After much discussion, the Board was in agreement that it would not be cost effective to change the Town Code and possibly may not be in the best interest to surrounding neighborhoods. As legally designated, the Zoning Board of Appeals has the authority to make exceptions, within the law, to code requirements on individual applications. There was a collective decision to leave the deer fencing issue to the discretion of the ZBA.

**3. DISCUSS COST OF BUILDING PERMITS TO DETERMINE IF CHANGES ARE NEEDED TO ENSURE FAIRNESS/REASONABLENESS FOR A "SPECTRUM" OF BUILDING APPLICATIONS**

Neal Halloran submitted a memo suggesting that all permits and planning board fees be raised to reflect the cost of living increase. He also mentions that a question has been raised about the cost to permit a large building in excess of 10,000 square feet. "His suggestion, since these buildings are so seldom and the complexity of each building can vary so much, that the Town Board considers each application separately." In the case of large buildings, there is more use of third party inspections. For example: he doesn't test concrete nor does he know the physical limitations between sizes of steel rivets. Likewise, electrical inspectors are used as third party inspectors in which the Town can accept or reject their conclusion. In addition, there is a huge difference between inspecting a warehouse and a health care facility.

Neal asked the Board for the threshold (sq footage) as to when the applicant can *negotiate* with the Town as to how the project will be inspected and to cost it out. In most cases, the applicant will hire inspectors for particular building requirements. The inspection reports will be reviewed by the Town Building Inspector, who has the option to do additional minimal inspecting. Therefore, the applicant would incur the majority of the expenses at his/her own choosing. All we want is reimbursement for our expenses. It was decided that once the prints are reviewed, a building permit *estimate* can be given. Neal Halloran will check with other municipalities, which have large building sites, as to their approach/experiences with inspection fees/permit costs of such projects.

**4. INFORMATION: JUSTICE AND BUILDING OFFICES ARE WORKING ON A PLAN FOR OFF-SITE DOCUMENT STORAGE TO ALLEVIATE A WORK SPACE AND SAFETY PROBLEM IN THE COMPUTER SERVER ROOM**

Neal Halloran stated "that there are numerous areas of the building where files are stored in violation of the fire and property maintenance codes of NYS". Most of the overload is in the computer server room. He researched off site storage facilities. Capital Storage on Route 17M, has climate controlled 10 X 10 units for \$159.00 a month. A 10 X 15 unit would be around \$179.00 a month.

Councilman Cappella inquired about scanning the documents to save space. Response: The State has determined that scanning records isn't good for retention which has proven not to be permanent. Microfiche is the best for record retention. Many of the documents are required to remain on paper form.

Mr. Halloran recommends the 10 X 10 unit for storing files along the walls and one row down the center. The bulk of the storage would come from the Justice Office and the Building & Zoning Office.

5. **DISCUSS PROPOSED DECLARATION OF CONSERVATION EASEMENT BETWEEN ORANGE AND ROCKLAND UTILITIES AND THE TOWN OF GOSHEN, AND AUTHORIZE THE SUPERVISOR TO SIGN THE SAME AT THE APPROPRIATE TIME.**

The documents will be ready on Thursday.

6. **INFORMATION: THE TOWN SUPERVISOR WILL BE PRESENTING THE ANNUAL "STATE OF THE TOWN" AT THE March 20th GOSHEN CHAMBER BREAKFAST**

As stated, for information.

7. **INFORMATION: ENERGY RESOURCES CORPORATION REPORTS \$5,137.41 SAVINGS FOR THE TOWN OF GOSHEN FOR THE PERIOD 1/1/2012 THRU 2/27/2013 WHEN COMPARING M & R ENERGY RESOURCES vs. ORANGE AND ROCKLAND**

Supervisor Bloomfield reported that the Town has saved \$5,137.41 for the period of January 1, 2012 thru February 27, 2013. The electric savings analysis compiled by M & R Energy Resources Corporation is on file in the Clerk's office.

8. **INFORMATION: TOWN OF GOSHEN TEAM: SUPERVISOR DOUG BLOOMFIELD, ATTORNEY FOR THE TOWN DENNIS CAPLICKI, ESQ. AND TOWN RESIDENT RICHARD WALLACE, WERE FIRST PLACE WINNERS OF THE FRIENDS OF THE GOSHEN PUBLIC LIBRARY AND HISTORICAL SOCIETY, GOSHEN TRIVIA CONTEST ON MARCH 2, 2013**

As first place winners in the Goshen Trivia Contest everyone had an enjoyable evening reminiscing over questions about Goshen's history.

#### **EXECUTIVE SESSION**

Councilman Canterino made the motion to enter into Executive Session to discuss the following:

1. REVIEW PROPOSED TAX CERTIORARI SETTLEMENTS
2. NEGOTIATIONS FOR NEW BUSINESS
3. POLICE PERSONNEL ISSUES

with the intent not to return. The motion was seconded by Councilman Lyons. Motion carried.

Time: 9:00PM

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Priscilla Gersbeck, Deputy Town Clerk