

TOWN OF GOSHEN
TOWN BOARD MEETING

June 28, 2018

MINUTES

A regular meeting of the Town Board of the Town of Goshen was held on the 28th day of June, 2018 at the Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

Present: Douglas Bloomfield Supervisor
 Melissa Gallo Councilmember
 Kenneth Newbold Councilmember
 John Van Der Molen Councilmember

Absent: George Lyons Councilmember

Also Present: Richard Golden, Esq. Attorney for the Town
 Kelly Naughton, Esq. Attorney
 Priscilla Gersbeck Town Clerk

A. CALL TO ORDER

The meeting was called to order by Supervisor Bloomfield at 7:30 pm, followed by the Pledge of Allegiance.

B. AMENDMENT TO THE AGENDA

C. PRIVILEGE OF THE FLOOR (agenda items only)

D. REPORTS:

Councilperson Van Der Molen met with the Town Police Chief. Discussion over the recent shooting in Warwick involving the Warwick Police lead to the possibility of acquiring tasers. The Police Chief will discuss this with the Board. Reporting for the Senior Center: the Girl Scout Troup 131 will host a Summer Luau on July 27th at the Senior Center. On June 11th, the owner of Elsie's Luncheonette Peter Smith, sponsored a spring barbeque. About 100 people attended. The Goshen Rotary donated \$500.00 to the center for additional chairs and a new computer.

Councilperson Newbold reported that the problem with the force main breaks on Harriman Drive have been resolved. Holt Construction has been proactive in trying to alleviate further main breaks. He is working on obtaining grant money from Assemblyman Skoufis office. He asked Attorney Naughton for an update on two grants. Attorney Naughton is currently working on the DASNY grant for paving the parking lot. The grant was for \$75,000 and the lowest bid came in around \$80,000 plus the engineer's fee. DASNY is asking for more documentation that the Town will pay all costs over the grant amount. Secondly, the final certificate of insurance was received for the installation of ADA doors and forwarded to the CDBG office.

Councilperson Gallo reported at the last Park & Recreation meeting two Girl Scouts attended presenting their idea to build a Dodgeball area or GaGa ball pit for their Silver Award. Secondly, trees were cleared at Craigville Park for the start of summer camp on Monday. The handicap parking area has been re-worked for easy access. Furthermore, discussion has begun to create another ball field in Salesian Park. Lastly, quotes are coming in to purchase a new lawn mower with our trade in.

Supervisor Bloomfield reported on the Town Highway Department: ditching was completed on Ridge Rd.

Catch basins were rehabilitated on Lakeview Drive, Coach House Lane, and Fletcher Street. The milling of both the Village and Town portions of Fletcher Street was accomplished. This was a collaborated project involving the Village of Goshen, Town of Goshen, Town of Mt. Hope and the Town of Chester to haul the millings out. The Town Highway Dept. aided the Village of Florida by sending one truck and one flagger for their chip sealing projects. Work was done with Gorman Brothers for recycling of Broadlea, Old Chester, and Knoell Road. Approximately 450 tons of ¾" stone to mix was used to build up the aggregate and strength within the mix. Tilcon came in and paved Broadlea, Knoell Rd., Old Chester and Duck Farm Road.

On another note: As a member of the Veterans Advisory Board, plans to upgrade the Craigville Veterans Cemetary are under consideration. Funding would come from the County Legislator.

Councilperson Newbold thanked the Highway employees for working on the roads during this heat wave.

E. NEW BUSINESS:

1. DISCUSS REQUEST BY JEBTAM TENNIS, LLC TO WAIVE A THIRTY (30) DAY NOTICE FOR ORANGE HOLLOW RACQUET CLUB TO OBTAIN A NYS LIQUOR LICENSE. APPLICATION WITH THE NYS LIQUOR AUTHORITY.

Jehtam Tennis, LLC (dba Orange Hollow Raquet Club) submitted a corrected application to waiver a 30-day waiting period to obtain a NYS liquor License.

Councilperson Kenneth Newbold made the motion to approve a request by Jehtam Tennis LLC dba: Orange Hollow Racquet Club for the Town Board to waive a 30 day waiting period in regard to applying for a liquor license from the NY State Liquor Commission. Motion was seconded by Councilperson Melissa Gallo.

On a Voice Vote, the motion passed: 4 AYES Bloomfield, Gallo, Newbold, Van Der Molen
0 NAYS
1 ABSENT Lyons

2. DISCUSS PERMIT REQUEST BY CATHOLIC CHARITIES COMMUNITY SERVICES TO HOLD A BIKE TOUR ON SUNDAY, SEPTEMBER 16TH, FROM 8:00AM TO 3:00PM.

The annual Orange County Bicycle Club Country Roads Bike Tour, will take place on Sunday, September 16, 2018. This event will begin and end at the Warwick Town Park. There are four different routes of 9.8, 24, 41.6, and 63.1 miles to choose from. Some of the routes are in the Town of Goshen. Catholic Charities Community Services of Orange County, the beneficiary of this event, is seeking permission to traverse routes located within the Town of Goshen. The insurance certificate of coverage has been reviewed and approved.

Councilperson John Van Der Molen made the motion approving the request from Catholic Charities to traverse mapped routes within the Town of Goshen. Councilperson Melissa Gallo seconded the motion.

On a Voice Vote, the motion passed: 4 AYES Bloomfield, Gallo, Newbold, Van Der Molen
0 NAYS
1 ABSENT Lyons

F. OLD BUSINESS:

1. DISCUSS AFFORDABLE HOUSING ANALYSIS.

Attorney Naughton explained the affordable housing analysis as stated in a memorandum prepared by Burke, Miele, Golden & Naughton, LLP. Following are excerpts from the memorandum.

"The affordability analysis of the County Assessment was based on US Department of Housing and Urban Development guidelines."

"The County Assessment's affordable housing target for the Town of Goshen is 3,401 owner-occupied units and 1,442 rental units by 2020. As noted, these projections for Goshen combine the Town, Village of Goshen and that portion of the Village of Florida located within the Town. The County Assessment did not separately breakout the needs of villages. Based on a 2014 American Community Survey published by the U.S. Census Bureau, the Town and Village of Goshen have 1,311 multifamily housing units that are considered affordable.¹ As the County Assessment only breaks down housing estimates on a Town-wide basis, a Town target for affordable units was extrapolated based upon the percentage of the population of the Town of Goshen, reduced by the percentage of the population of the Village of Goshen.² The Town's total target of affordable units by 2020 is 2,955 units (both owner-occupied and rental)."

"Goal #3 of the Town Comprehensive Plan, last revised September 2017, articulates a goal of the Town to "provide a range of housing alternatives that will meet the housing needs for a range of socio-economic groups; provide for the development of affordable/multi-family and senior/adult housing units at appropriate locations."

The Comprehensive Plan continues in its recommendation:

"Although the current Town Code (Section 97-24 "Mandatory Affordable Housing") sets forth development standards and pricing guidelines/structure for mandated affordable housing units in the Town, it has yet to be employed. Most recently, the Housing Review Board established by Section 97-24 and appointed by the Town Board has been working to set up the affordable housing program within the Town and has found the local law to be impracticable. Further, the scope and applicability of Section 97-24 results in only a limited number of additional affordable housing units. For example, in a development of 30 units that is subject to Section 97-24, only 3 affordable units are required."

"Based upon the provisions of the Town's Comprehensive Plan, the Town amended its Code in 2009 and currently permits accessory apartments in all single-family residential units in the Rural (RU) and Hamlet Residential (HR) districts, as well as dormitory accommodations and multi-family units for agricultural workers in the Agricultural-Industrial (AI) district. The Town also permits accessory apartments in the Highway Commercial (HC) district and the Commercial/Office Mixed-Use (CO) District. According to the Orange County Real Property Tax Department and New York State case law, the Town currently has approximately seventy-seven (77) affordable units, which include one-family residences with accessory apartments, two-family residences, three-family residences and multi-family residences. If Section 97-24 were repealed, I have calculated that the remaining Code provisions could still allow the development of up to 3,595 affordable units, exceeding the County Assessment target for affordable housing."

¹ *Currently there are five (5) additional affordable units are under review (within the Estates at Rolling Ridge and Maplewood residential subdivisions).*

² *The 2016 population estimate for the Town of Goshen is 13,793. The 2016 population estimate for the Village of Goshen is 5,378. (American Fact Finder, published by the U.S. Census Bureau.) Therefore, the percentage of the affordability targets that must be met by the Town of Goshen is 61.01%.*

The population of that portion of the Village of Florida in the Town of Goshen was not excluded from the Town population.

G. FINANCE:

Councilperson Newbold made the motion to authorize the Supervisor to pay Accounts Payable check run for June 28, 2018 in the amount of \$164,318.78. Councilperson Gallo seconded the motion.

On a Voice Vote, the motion passed: 4 AYES Bloomfield, Gallo, Newbold, Van Der Molen
0 NAYS
1 ABSENT Lyons

H. PRIVILEGE OF THE FLOOR

No one spoke at this time.

I. ADJOURNMENT:

Councilperson Gallo made the motion to adjourn to enter into Attorney Client meeting with the intent not to return. Councilperson Van Der Molen seconded the motion. Motion carried.

Time: 8:00PM

Priscilla Gersbeck, Town Clerk