

TOWN OF GOSHEN
TOWN BOARD WORK SESSION
December 8, 2014
MINUTES

A work session of the Town Board of the Town of Goshen was held on the 8th day of December, 2014 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 7:34pm, followed by the Pledge of Allegiance.

1. DISCUSS WITH REPRESENTATIVES OF RIEGER HOMES, INC. ESTABLISHMENT OF A SEWER DISTRICT AND DEVELOPERS AGREEMENT FOR THE PLANNED YOUNG'S GROVE SUBDIVISION

Steven and Ian Rieger (Principals of Young's Grove Subdivision) along with Steven Esposito, RLA addressed the Board. Young's Grove subdivision is located off County Road 83, Craigville Road between Hasbrouck Road and Ridge Road. This project involves the construction of a 105 lot, single family residential subdivision on approximately 354 acres. The Planning Board was Lead Agency under SEQR, granting a Conditional Preliminary Major Subdivision Approval on February 20, 2014. This subdivision has two options of establishing a sewer district: (1) to connect to the Village of Goshen's existing wastewater treatment plant via the use of a 3 mile long force main line and (2) to construct and operate an on-site wastewater treatment (package) plant. Mr. Esposito expressed his dilemma as to what the Town Board is asking for, in order to establish a sewer district. The last time this project was before the Board was on September 12, 2013. At that meeting it was indicated that all of the proposed subdivisions within that area would combine into one sewer district via usage of the force main line to the Village treatment plant. The Town Board now has reservations about using the force main line and would prefer the package plant option. A *lengthy* discussion followed commenting on the pros and cons of both options. Members of the Town Board are concerned with the 3 mile length of the force main line. Steven and Ian Reiger along with Mr. Esposito are questioning the change in direction by the Board. An array of issues pertaining to factors such as: environmental, maintenance, design, workmanship, operating expense, option of new technology, debt service, age-related expenses, ownership and operation of a facility, transportation district, etc. were debated. Councilman Cappella (Highway Dept. liaison) inquired as to a time frame of this project. The Highway Dept. wishes to blacktop certain roads and does not want to see them torn-up. If the force main line is used, it will traverse along the shoulder of the road. Regardless, the road will be repaired by those who tear it up.

Commenting from the audience

Phil Dropkin (Planning Board Member) noted that the process of an application, before the Planning Board, needs to be reviewed. He believes that there should be more communication between the Planning Board and the Town Board working towards the same direction.

Joe Matta has reviewed the plans for Young's Grove and is concerned with the visual location of a package plant. He would like to see more businesses compete cost-wise with other towns come to Goshen. If properly handled, the Village can benefit from retables' perhaps in lowering the taxes.

Supervisor Bloomfield wants to see the *total cost* of the processing in the Village using the force main line and the *total cost* of processing using a package plant. He also would like information on the quality/maintenance of the materials used and how long will they last.

In conclusion, The Board wants to make the best informed decision, not only for today, but for future generations. They want to resolve this quickly. A meeting with our engineer, Dennis Lindsay, who will clarify the pros and cons between the two options for wastewater treatment.

2. DISCUSS STATUS OF ADC MAPLEWOOD DEVELOPERS AGREEMENT

Attorney Caplicki has no news. He is looking to finalize this shortly.

3. DISCUSS PROPOSAL SUNY ORANGE CAMPUS PLAN FOR 867 PULASKI HIGHWAY AS DESIGNATED IN START-UP NY TAX-FREE

Aurora Innovations sent a letter outlining plans to invest \$2 million over the first three years in site improvements and equipment, creating at least 10 new full-time jobs per year during the first five years. Aurora Innovations employ factory workers and are involved in manufacturing fertilizers and organic potting soils. On-site equipment lists semi-trucks, forklifts, a bucket loader, and a large potting soil bagging line for potting media and fertilizers.

Supervisor Bloomfield questioned the need for internships, scholarships and free workshops, because low skilled workers will be the factory employees. What new technology will be brought in as part of SUNY Orange Campus Plan for designation of tax free area(s)? He is waiting for someone to come in before the Board with an explanation. If no one comes in, the Town will oppose this project.

4. DISCUSS REQUEST TO RETURN LIFESTYLE CONCEPTS PERFORMANCE BOND FOR ACCESS ROAD TO ELANT PROJECT

Attorney Caplicki stated that all of the interested parties have signed off on this. Therefore, the following Resolution allows for the performance bond and inspection fees to be released.

**TOWN OF GOSHEN
RESOLUTION**

**Release of Performance Bond and Inspection Fees with Respect to Elant Place/Harriman
Drive Emergency Access Road; Lifestyle Concepts, LLC**

INTRODUCED BY: Councilman Kenneth Newbold

SECONDED BY: Councilman George Lyons

DATED: December 8, 2014

At a meeting of the Town Board of the Town of Goshen, County of Orange, State of New York, held at Town Hall in said Town on the 8th day of December 2014,

WHEREAS, Lifestyle Concepts, LLC previously deposited with the Town of Goshen a performance bond together with inspection fees in the total amount of \$39,710 (\$amt. corrected 12/11/14) in 2006 in connection with the construction and inspection of an access road to the Elant Project, and

WHEREAS, said construction of an emergency access road related to the Elant Project was never initiated, and

WHEREAS, by correspondence dated October 7, 2014, Lifestyle Concepts, LLC has requested that its posted bond and inspection fees be released, and

WHEREAS, the pertinent officials of the Town of Goshen have inspected the project area and have recommended that the posted performance bond and inspection fees be released based upon the emergency access road to the Elant project never having been initiated and the understanding with the Village of Goshen and its municipal boards that should the project be reinitiated that the issue(s) of an appropriate performance bond and inspection fees will be re-examined.

NOW, BE IT THEREFORE RESOLVED that the Town Board of the Town of Goshen does hereby approve the release of the aforementioned performance bond and inspection fees as posted by Lifestyle Concepts, LLC with the Town of Goshen in 2006 and the Town Clerk of the Town of Goshen is hereby authorized to sign any and all document(s) as necessary and, take such other actions and procedures as appropriate, so as to effectuate the terms hereof.

Upon Roll Call Vote:

Supervisor, Douglas Bloomfield AYE

Councilperson, Louis Cappella AYE

Councilperson, George Lyons AYE

Councilperson, Philip Canterino AYE

Councilperson, Kenneth Newbold AYE

Vote: Resolution carried by a vote of 5 to 0

5. DISCUSS REQUEST TO RETURN BEAZER HOMES PERFORMANCE BOND IN CONNECTION WITH THE GLENVIEW HOUSE PROJECT

Attorney Caplicki has not received a satisfactory response regarding the information needed to release this bond.

6. DISCUSS NEED TO REMOVE TWO ABANDONED WATER STORAGE TANKS IN HAMBLETONIAN PARK FOR THE COST OF SALVAGE

JPK Environmental submitted an opinion as to the condition of two abandoned water storage tanks in Hambletonian Park. They are the original tanks installed by the developer. Besides being rusted hulks, the mounts are extremely rusted and compromised. If the mounts fail, a house below would be subject to great damage. A local contractor has agreed to demolish both tanks for the price of the steel. There would be no charge to the water district. This has become a liability and will be acted upon at the next meeting.

[Added on]

7. DISCUSS COMMUNICATIONS WITH CHESTER DIAL-A-BUS

Councilman Cappella informed the Board that there has been no response from Chester regarding the Dial-A-Bus contract. A letter was sent to Supervisor Jamieson a couple of months ago pertaining to the details of the 2015 renewal services. With budget time on hand, Councilman Cappella is asking permission to send another letter informing Chester that since we haven't heard from them, a 2015 renewal will take effect by duplicating 2014 services/fees.

ADJOURNMENT: 9:20PM

EXECUTIVE SESSION

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

1. Notice of Claims – Laura Moritz
2. Status of Thompson Sump Pump Code Enforcement
3. Hiring of Special Counsel(s) for Town of Goshen
4. DPW Personnel

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

Priscilla Gersbeck, Deputy Town Clerk

Attorney Caplicki (Recording Secretary) submitted minutes of the Executive Session of the Town Board, December 8, 2014. The minutes pertain to discussion and possible adoption, at the next meeting, of hiring special counsel(s) for the Town. The minutes are attached.