

Town of Goshen  
**TOWN COUNCIL WORK SESSION**  
**July 7, 2008**

**MINUTES**

A work session of the Town Council of the Town of Goshen was held on the 7<sup>th</sup> day of July, 2008 at 7:30 p.m. 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
	George Lyons	Councilman	Kenneth Newbold	Councilman
	Louis Cappella,	Councilman		

Also Present: Dennis Caplicki, Town Attorney  
Valma Eisma Town Clerk

The Meeting was called to order by Supervisor Bloomfield at 7:30 p.m.

**ITEMS DISCUSSED:**

**1. IDA REQUEST BY NORTH JERSEY TRAILER & TRUCK SERVICES, INC. – PETER BURMAN:**

Mr. Burman addressed the Board stating, he represented IDA, and he said we are the developer/builder which work directly with the client. We hire the architects, engineers, etc., and run the whole project. He said he is working for Robert Sybesma, owner of the North Jersey Trailer & Truck Service, Inc. He gave the Board the history of the company which has been in business for 16 years and is now based in North Haledon, New Jersey. He explained the company will be doing all types of modifications, assemblies and repairs to both new and used semi trailers and installations of new truck bodies.

Mr. Burman explained the IDA process, stating the cost of the application is \$5,000, non refundable. Since it is expensive and the planning process through the local Boards is expensive the company chose to seek site plan approval before applying to the IDA. Mr. Burman said the project will take a two million dollar investment to get started. Mr. Burman explained the financial viability of the construction of the facility and the site are in doubt and the IDA funds have the potential to ensure the success of this project and the creation of jobs and a large source of long term revenue for the town and the county.

Mr. Burman said Mr. Sybesma is looking for three main benefits: Real Property Tax Abatement, estimated value \$49,000; Mortgage Tax Exemption, estimated value \$16,000, and Sales and Use Tax Exemption, estimated value \$150,000. He assured the Board that the Town and County will not lose any current revenues. The property tax revenue will appreciate and grow to the full amount with ten years. He said with the Town's support and the IDA Board's acceptance, North Jersey Trailer and Truck Service has the capacity to contribute a significant gain to the community, in construction jobs, long term employment, sales tax revenue, and economic ripple effects

There was a lengthy discussion between the Board and Mr. Burman in reference to the various exemptions being requested. The Board's concerns were the length of time before the Town

could see any financial gain. While the Board would like to encourage commercial and industrial businesses, the reason is to increase the tax base, not exempt them. The Board's concern is with companies coming in, enjoying the exemptions for ten years and then leaving to go somewhere else. Councilman Canterino stated a company coming here to do business should be prepared to pay a fair share of the expenses they create. Expenses such as the roads, infrastructure, increase in school enrollment, etc. He felt by allowing all kinds of temporary exemptions the Board would be setting a precedent. Councilman Lyons stated perhaps the Board should consider the "half a loaf" concept since it is very hard and expensive for a company to come here and go through the process. The Board would like to encourage new business, but not at the 52% tax exempt proposals and hoped a better proposal could be worked out. The Board agreed to oppose the project with the tax exemption and other benefits they are asking for and would like them to pay their fair share of taxes. The Board feels the taxpayers of Goshen should not have to subsidize these projects.

Supervisor Bloomfield stated a Public Hearing will be held at the Town Hall on July 30, 2008 at 1:00 p.m. regarding the project. The Public Hearing will describe the project and the financial assistance contemplated by the Agency.

## **2. RESOLUTION FOR APPRAISALS TO DEFEND MEINWALD TAX CERTIORARI:**

### **TOWN OF GOSHEN RESOLUTION**

#### **Retaining William Buchalter and Certified Appraisal Service of Middletown, New York To Prepare a Preliminary and Restricted Analyses with Respect to Certain Tax Certiorari Proceedings Pending Against the Town of Goshen Town Hall**

Introduced by: Councilman Kenneth Newbold  
Seconded by: Councilman Philip Canterino  
Dated: July 7, 2008

**WHEREAS**, the Town of Goshen has pending against it certain tax certiorari proceedings,  
and

**WHEREAS**, in order to prepare a proper defense and defend the Town of Goshen's tax certiorari attorney, it is recommended that William Buchalter and Certified Appraisal Service be retained to prepare said preliminary and restricted analysis with respect to certain tax certiorari proceedings,

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Goshen hereby retains Certified Appraisal Service and William Buchalter to prepare preliminary and restricted analyses with respect to certain real properties located in the Town of Goshen and set forth in letter dated June 12, 2008 directed to the attorney for the Town by Certified Appraisal Service for a cost not to exceed \$8,500 unless further services are requested by the Town of Goshen.

Upon Roll Call Vote:

Supervisor, Douglas Bloomfield	AYE	Councilman, Philip Canterino	AYE
Councilman, Louis Cappella	AYE	Councilman, Kenneth Newbold	AYE
Councilman, George Lyons	AYE		

Vote: Resolution carried by a vote of 5 to 0.

**3. COLD WAR VETERANS TAX EXEMPTION:** The Board discussed the Cold War Veterans Exemption that was sent to them by Jo Ann Soules, Assessor for the Village and the Town of Goshen. Ms. Soules stated that the exemptions have been accepted by most of the communities in Orange County as well as the County of Orange. She is suggesting the Town adopt this exemption of 15%. Ms. Soules included a copy of Orange County's Local Law #3 of 2008. The purpose of this law is to adopt a real property tax exemption in Orange County for Cold War Veterans. The law suggests 15% of the assessed value of the property, provided, that the exemption shall not exceed twelve thousand dollars or the product of twelve thousand dollars multiplied by the latest state equalization rate of the assessing unit. The Board discussed what impact this would have on the tax revenue and other aspects of the Local Law. Supervisor Bloomfield would like to obtain more input from the County and it may be placed on Thursday's agenda.

**4. INTERSTATE WASTE, INC – PROPOSED CONTRACT:** Attorney Caplicki stated this should be for Executive Session. Councilman Newbold made the Motion to go into Executive Session to discuss a proposed contract with Interstate Waste, Inc., with intent to return. The Motion was seconded by Councilman Cappella. Motion carried.

Time: 9:00 p.m.

Supervisor Bloomfield reopened the meeting at 9:15 p.m.

**5. RESOLUTION TO REQUEST NEW YORK STATE LAND FOR PROPOSED BUSINESS PARK ROAD:** The Board discussed the project, there is much concern for the impact of truck traffic on a road already heavy with traffic. The question of lead agency was discussed. It was decided it would be best to wait till next work session before taking any further action.

**6. FINANCIAL DISCUSSION: DEVELOP PLANS FOR REMAINDER OF FISCAL YEAR 2008 –** The Board briefly discussed the cuts Supervisor Bloomfield had asked for, when he asked each Board Member to talk with their Department Heads, to see what costs could be cut in any way. They reviewed a report sent to them from Michelle, Secretary to the Highway Superintendent pertaining to the use of fuel and the increases from March to June. Councilman Newbold asked if regular unleaded gas was being used instead of premium. Supervisor Bloomfield asked that the Board Members set goals they know will cut expenses. The Board will report back to the Supervisor at Thursday's meeting.

**7. AS INFORMATION: FOUR GRANTS SUBMITTED:** Supervisor Bloomfield reported there are four grants now being processed:

- **HUDSON RIVER ESTUARY GRANT- \$31,550.00** Submitted by Susan Cleaver
- **JESSUP SWITCH ROAD CDB GRANT - \$321,400** Submitted by Riddick Associates – Sean Hoffman
- **JRC CRAIGVILE PARK IMPROVEMENT GRANT - \$200.00 –** Submitted by the Goshen Recreation Parks Commission
- **REHAB OF ONE HAMBELTONIAN PARK WELL AND SIX ARCADIA HILLS WELLS –** Supervisor Bloomfield stated he is trying to get these grants closed.

**EXECUTIVE SESSION:** Supervisor Bloomfield made a Motion to go into Executive Session to discuss:

**1. CODE ENFORCEMENT STATUS:**

- 3 John Street
2. 6 Larchwood Drive
3. Maloney's – 17m

**2. LITIGATION:**

1. New Law Suit for Chlorides
2. Rettberg v Joint Recreation Commission

with no intent to return. The Motion was seconded by Councilman Cappella. Motion carried.

Time: 10:15 p.m.

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Valma Eisma, Town Clerk