

Town of Goshen
TOWN COUNCIL WORK SESSION
July 21, 2008

A work session of the Town Council of the Town of Goshen was held on the 21st 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	Louis Cappella	Councilman
Kenneth Newbold	Councilman		

Also Present: Dennis Caplicki	Town Attorney
Rick Golden	Planning Board Attorney
R. J. Smith	Realtor
Douglas Jones	Attorney
Valma Eisma	Town Clerk

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

ITEMS DISCUSSED:

1. ECHO LAKE ROAD PROJECT: Supervisor Bloomfield asked Attorney Caplicki if he would explain the Resolution. Attorney Caplicki explained the Resolution involves a 1.320 acres of land owned by the State of New York to be conveyed to the Town of Goshen to service lands known as Echo Lake owned by the Town of Walkill. This parcel of land would be conveyed by the State of New York to the Town of Goshen so that it would give access to Route 17M to service a Business Park to be built on the Echo Lake property. The parcel of land would be used to build an access road to the Business Park. The access road would be owned and serviced by the Town of Goshen. The Resolution asks to authorize the Supervisor to accept the offer of dedication of this parcel of land.

The Council discussed the project at length. Councilman Canterino asked if once this was signed, would the Council never see it again? He said if this is a Resolution of Intent, that is one thing, we are not against it. However, he did not want the Town to end up owning and maintaining a stretch of road that could end up going to nothing or to perhaps one business or building if the Business Park was not a success. He said he has not seen any documentation as to what will be in the Business Park. He asked R. J. Smith, the Realtor handling the Echo Lake property, what applications have been filed. Mr. Smith said the Business Park cannot be designed if the State cannot convey this parcel to the Town so that an entrance to the Park can be created.

Mr. Smith said once the Town agrees to accept the conveyance of the property the applicant can proceed to go through with the process such as the approvals of the subdivision, licenses

and permits needed to develop the Echo Lake site. After a long discussion, Supervisor Bloomfield asked what could be done so the project could go forward, perhaps meeting in the middle some how? Councilman Canterino stated there are no time limits on this project. Supervisor Bloomfield suggested the Resolution could include some wording like "developing the Echo Lake site" and embellish on it, and put a time line in too. He would like to see some time limit put on it, so that the property would not be tied up, with no one else able to gain approvals for other projects.

Attorney Caplicki asked Mr. Smith if the Council could write an "Expression of Consideration" letter to the State, to be signed by the Supervisor, saying if and when this is presented to the Town of Goshen, the Board would look favorably upon an offer of dedication from the State, etc. Attorney Caplicki will draft a letter for Thursday's meeting.

Supervisor Bloomfield asked R. J. Smith for some input as to the status of the Arden Hill Hospital, now a part of Orange Regional. R. J. explained the New York State Health Department wanted to know what Orange Regional was going to do with the old hospitals, as they cannot remain hospitals. He said a donor stepped forward and helped facilitate ten million dollars, part grant and part loans, to purchase Arden Hill campus. He said a corporation was set up with two non profit organizations and Orange Regional will lease back from them until the New Hospital is built. At that time the Arden Hill Hospital will be demolished or converted to some other use.

2. DICKERSON PROPOSED CONSERVATION EASEMENT: Rick Golden, Planning Board Attorney and Douglas Jones, Attorney for the applicant, approached the Council. Attorney Caplicki explained the Council had questions at the last meeting and had asked that the applicant and perhaps some one from the Planning Board to come talk to the Board. He said this was why Attorney Golden was present.

Attorney Golden presented a map of the subdivision and Attorney Jones gave a brief description of the subdivision. He stated the subdivision is a lot consisting of 9.29 acres which is lot 1 of a 92.9 acre parcel. The subdivision map reflects an easement line on Lot 1 which creates an open space of 6.56 acres. This subdivision has been presented to the Board at a prior meeting. The Board's concern is how the 6.56 acre easement will be used when the additional 83.61 acres is developed, as the applicant would like it to be part of the 50% open space that is now required of a subdivision. Attorney Jones said this was approved two years ago. Due to several reasons the approval was lost, so they resubmitted the two lot subdivision about two months ago and it was again approved. He said one of the questions the Board had asked was why the conservation easement was not completed on the 83.61 acres. He said at this time there are no plans for the subdivision of the large parcel, but when it is developed there will be additional conservation easements. Attorney Jones said the conservation easements has met with the approval of the Planning Board and the Town Attorney, and now needs the approval of the Town Board.

Councilman Lyons said at the last meeting he understood the 6.56 acres would count as a part of the conservation easement on the bigger parcel. Attorney Jones explained it is in our code that when the rest of a large parcel such as this is again subdivided whatever has been subdivided off of it originally is brought back in to the total picture. Attorney Golden stated the Planning Board has approved the two lot subdivision. Councilman Canterino asked where will the 50% conservation easement be on the larger parcel? Attorney Golden explained this is a small scale development and can have only four new lots, therefore, they can only use 25% of the entire

parcel. He said there will always be 50% of the original 92.9 acres as open space. He explained that the Town will have 6.56 acres of open space toward the 50% and will have the balance given on the larger parcel, but the Town will definitely be given 50% of the entire parcel. The project was discussed further and the Board felt that all their questions have been answered.

Councilman Canterino made a Motion to authorize the Supervisor to sign any and all documents regarding the 6.56 acre Conservation Easement on the Estate of John W. Dickerson. The Motion was seconded by Councilman Newbold. Motion carried 5 to 0.

3. COLD WAR TAX EXEMPTION: The Orange County Legislature has passed a Local Law allowing for a 15% tax reduction of the assessed value of a property. The exemption has been excepted by most of the communities in Orange County and the Town Assessor has suggested the Town also adopt this exemption. The Board has discussed this in the past and were wondering what the impact would be in lost tax revenue. Supervisor Bloomfield presented the Board with some examples showing that the impact is small and a veteran can only claim one exemption. Attorney Caplicki said that acceptance of this new law would call for a Local Law to be filed by the Town. He will compile the text and a Public Hearing date will be set at Thursday's meeting on July 24th.

4. POLICE DEPARTMENT CARS – NATURAL GAS- HYBRIDS, ETC.: Supervisor Bloomfield said the Police Department had put in for a Grant to possibly purchase new cars in the future and he asked that the Councilmen think about purchasing fuel economical cars in place of the Crown Vics that the Police Department has purchased in the past. The Council discussed hybrids, natural gas and propane gas and all the Councilmen will consider this in the future.

5. JRC- ROAD AND BUILDING PROJECTS: Councilman Lyons stated he has conveyed to the JRC that they would find the Town Board mostly cooperative, but the Board needs to know what is actually happening in somewhat of a timely fashion. He said he has worked up figures to be approximately \$10,000 for the blacktop and \$15,000 for the kitchen expansion. Councilman Lyons said the JRC is going to get some quotes on the blacktop and he will bring the quotes back to the Board. He said in the mean time Mark Warren is going to get some cold patch and do some repair with it as a stop gap.

Councilman Lyons reported he looked at the only plans the Joint Rec has for the kitchen expansion, but the plans will not be sufficient to show the Building Inspector this is what we want to do. The Joint Recreation is trying to negotiate with an architect who has a son in Joint Recreation to try to get him to help with the plans, which will then be submitted to the Board.

6. FRED LEWIS COMPUTERS, INC. CONTRACT RENEWAL: Supervisor Bloomfield reported it was time to renew the contract with Fred Lewis Computer. The Board agreed, along with the employees, that Mr. Lewis has done a good job and his quote was fair. Authorization for the Supervisor to sign the contract will be placed on Thursday's meeting.

7. RESOLUTION: AUTHORIZE BUDGET OFFICER TO MOVE ESCROW MONEY FROM THE "B" FUND TO THE "TR" FUND:

**TOWN OF GOSHEN
RESOLUTION**

AUTHORIZATION TO THE BUDGET OFFICER TO TRANSFER FROM THE "B" FUND TO THE "TR" FUND THE SUM OF \$53,600 AS AN ESCROW DEPOSIT FOR THE REMINGTON RIDGE SUBDIVISION ROAD INSPECTIONS

INTRODUCED BY: COUNCILMAN LOUIS CAPPELLA
SECONDED BY: COUNCILMAN KENNETH NEWBOLD
DATED: JULY 21, 2008

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 21st day of July 2008;

WHEREAS, the Town of Goshen Planning Board on October 21, 2004 granted final subdivision approval with respect to the Remington ridge Subdivision, and

WHEREAS, in connection with the aforementioned approval, the applicant deposited with the Town of Goshen the sum of \$53,600 in escrow; same to be utilized for road inspection fees; and

WHEREAS, for proper and accurate accounting purposes it is necessary that the aforementioned monies be transferred from the "B" Fund to the "TR" (Road Inspection Escrows) Fund;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Goshen does hereby authorize the Budget Officer to Transfer the sum of \$53,600 from the "B" Fund to the "TR" Fund as road inspection escrows with respect to the Remington Ridge Subdivision project.

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.

8. ORANGE AND ROCKLAND TREE TRIMMING: Supervisor Bloomfield reported that Orange and Rockland will be trimming trees on Hartley Road, Reservoir Road and other areas.

They will be clearing for their 13 8 kV transmission lines. The picture and maps presented to the Board Members show the wide span they will be trimming and the Supervisor was told if a tree is directly under the line it will be removed. Supervisor Bloomfield said on Hartley Road they will be putting up new, larger poles.

9. ORANGE COUNTY MUNICIPAL PARKS GRANT: Supervisor Bloomfield reported the Town and Village of Goshen have been awarded \$15,000 for a pavilion and free standing restroom at Salesian Park under the Orange County Municipal Parks Grant Program. Councilman Lyons said it would be great if there were a pavilion and restrooms at Salesian, but he thought the Board had decided there would be no further improvements to Salesian at this time. The Board felt that \$15,000, which calls for matching funds, could not begin to cover the cost of adequate, handicapped accessible, restrooms, and certainly not a pavilion. Councilman Lyons will report the Board's feelings to the Recreation Commission and will try to get the money transferred to Craigville park for the work that is needed there. Councilman Cappella said he was concerned about the small number of people who are using the park. He said we have to address the building, meet with the Village and begin to investigate what possibilities there are. He said he has been approached by a couple of people with ideas. Councilman Cappella said at this time Salesian Park is a passive park and there needs to be more there to attract more people, "I want to see it used.". "We have to bring life to it".

Councilman Canterino felt that perhaps the pavilion could be eliminated for the time being, but he felt the Park really needs restrooms. He agreed with Councilman Cappella that the Board needs to bring life to the park and felt rest rooms also would help to bring people into the park.

Supervisor Bloomfield said there needs to be more communication between Joint Recreation and the Town and Village. He said he has not seen the Grant and does not know how things are spelled out. Councilman Lyons will go back to Joint Recreation with the Board's concerns.

Councilman Cappella asked when can we get together with the Village Board to discuss what we are going to do about the building. He said it has been four years. Supervisor Bloomfield said he will write a letter to the Mayor and the Trustees to try to set up a joint meeting to discuss the use or potential use of the building at Salesian Park.

10. SEWER I & I IMPROVEMENTS: Supervisor Bloomfield reported receiving a letter from Riverkeeper, Inc. asking for a Moratorium on sewer connections to the Village sewer system. They stated, that recently, Riverkeeper staff observed signs of raw sewage being discharged into the Rio Grade stream, a tributary of the Wallkill River. Apparently solid waste has been observed around numerous manholes in the Village of Goshen. Supervisor Bloomfield said he and Councilman Newbold had been working on this to see what the Town needed to do to find if we had problems. He met with Joe Klopchin to discuss the problem and went over the things the Water/Sewer Department is already doing. He showed the Board and the Public a round, dish like cover, the size of a manhole that is now being inserted into our manholes, it is called a wok. He said these are being placed in each manhole under the regular cover. This prevents rainwater, etc. from getting into the system. Our Water/Sewer Department has installed 212 of the woks, in all of the manholes we have.

Supervisor Bloomfield said the Town has calibrated the Main Sewage Systems, the ones in Arcadia Hills and Hambletonian. He said now we know exactly how much sewage is being processed by the Village. The Water/Sewer Department is doing everything to stop infiltration or inflow where ever it may occur.

11. APPROVAL OF MINUTES: Approval of minutes will be rescheduled to Thursday's agenda as Councilman Lyons said he does not have the July 7th meeting and has been unable to read them.

EXECUTIVE SESSION: Councilman Cappella made a Motion to go into Executive Session to discuss the following:

1. Healey Spur
2. Personnel Matter
3. 6 Larchwood Drive
4. 3 John Drive
5. Arcadia Hills Vandalism
6. Sullivan
7. IWS

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

TIME: 9:40 p.m.

Valma Eisma, Town Clerk