

**JOINT  
VILLAGE OF GOSHEN TRUSTEES & GOSHEN TOWN BOARD MEETING  
JULY 23, 2012  
Minutes**

A joint meeting of the Village of Goshen Trustees and Town Board of the Town of Goshen was held on the 23rd day of July starting at 7:30pm at Goshen Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

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

Village Trustees Present:	Kyle Roddey	Mayor
	Edward Char	Trustee
	Peter Smith	Trustee
	H. Malcolm Stewart	Trustee

Absent:	Rory K. Brady	Village Trustee
	Dennis Caplicki	Town Attorney

Also Present:	Priscilla Gersbeck	Deputy Town Clerk
	Meg Strobl	Village Clerk

The meeting was called to order at 7:35pm by Town Supervisor Bloomfield, followed by the Pledge of Allegiance.

Supervisor Bloomfield stated that Mayor Roddey contacted him requesting a joint meeting to discuss the Salesian property.

**1. REVIEW REQUEST BY PHILIP LAPORTA, PH.D., TO REFURBISH THE SALESIAN SCHOOL BUILDING FOR A MUSEUM AND RESEARCH CENTER**

Mayor Roddey met with Mr. LaPorta, Executive Director of CINAQ. Mr. LaPorta was interested in refurbishing the Salesian School building for a museum and research center. This would be to educate the public and scientific communities on ancient quarries and their importance to the cultural history of the region. While agreeing that this could be a valuable use for the building, Mayor Roddey was skeptical as to the funding for the project. Currently, there is no cash in hand. Supervisor Bloomfield commented that grant money isn't available as it once was. After a lengthy discussion it was agreed that it would take millions of dollars to restore the deteriorating building and without definite funding this project was unlikely to happen.

For the Town of Goshen, Councilman Newbold made the motion to authorize Mayor Roddey to contact Mr. LaPorta with the concerns of the Village and Town Officials noting that a decision was rendered to deny his request. Councilman Cappella seconded the motion.

For the Village of Goshen, Trustee Edward Char made the motion to concur with the Town. Trustee H. Malcolm Stewart seconded the motion.

Summary of Discussion: Village Trustees:

If, by chance, Mr. LaPorta is able to produce the money, this project will be revisited. In the mean time, we will not stop other plans for this building. At this time there is no interest

Summary of Discussion: Town Board:

Its past the eleventh hour for this structure, it appears to be ready to collapse. Mr. LaPorta should have secured adequate funding to present with his project.

On A Voice Vote by the Town Board, the motion passed:

5 AYES Bloomfield, Canterino, Cappella, Lyons, Newbold  
0 NAYS

On A Voice Vote by the Village Trustees, the motion passed:

3 AYES Char, Smith, Stewart  
0 NAYS  
1 ABSENT

## **2. DISCUSS PROCESSING A “REQUEST FOR PROPOSALS” FOR DEMOLITION OF THE SALESIAN SCHOOL BUILDING**

Sean Hoffman, PE of Riddick Associates. P.C. has submitted a RFP (Request for Proposals) for the demolition of the Salesian School building. Phase I – Design Services/RFP Preparation was done gradis. The total for Phase II – Bidding Services is \$1,200.or \$600. for each board.

Councilman Lyons read what is included in Phase II: Assist client in obtaining bids from qualified contractors, participation during pre-bid inspection, issue addenda & clarifications as appropriate, coordinate bid opening & prepare bid tabulations and assist client in evaluating bids & awarding contract. The Village Attorney has reviewed and approved the RFP.

In addition, Councilman Lyons stated that there is an issue of asbestos containing materials. Two asbestos reports are on file, one in 1998 (Dick Roberts) and the other in 2005 (QuES&T). A modification to the RFP would address the asbestos reports.

Mayor Roddey inquired if Riddick Associates was confident that the information in the 2005 QuES&T report would be enough for potential bidders to quantify the cost of the asbestos removal. Response: The QuES&T report is more engineer-driven rather than business-driven. There seems to be enough information to determine an appropriate bid.

Supervisor Bloomfield would like to see the building come down for safety reasons.

Councilman Canterino questioned if some of the demolition work could be done by (force account) town and village public works employees. Assessing the asbestos materials will determine if a “force account” is doable.

Councilman Cappella would like to see the project go out for bid, just to see the cost and how much it will entail to take it down. This will give everyone a starting point and something with which to compare.

Councilman Lyons noted that there is the possibility of “salvage value” items in the building, such as: doors, interior hardware, exterior brick etc. It is worth considering.

Believing that the school building is a huge liability for both municipalities, Mayor Roddey agreed to the expenditure in order to move forward with the RFP.

For the Town of Goshen: Supervisor Bloomfield made the motion to proceed with processing the RFP after the Town Engineer has seen the asbestos report from QuES&T, to modify the RFP as needed with the understanding that the Town of Goshen will pay \$600.00 to proceed. Councilman Canterino seconded the motion.

Discussion:

Councilman Cappella wanted to make it clear to the public, that by voting, this is not to demolish the building but to gather more information to make wiser decisions going forward.

Mayor Roddey called for comments from the audience, some who are affiliated with Joint Recreation.

Kevin Armistead, Agreed that the asbestos is an issue. “I approve of where you are going. This is a great idea. Get the money, the \$1,200 bucks – let’s move forward. Lou you’re right – let’s get a price.”

On A Voice Vote by the Town Board, the motion passed:

5 AYES Bloomfield, Canterino, Cappella, Lyons, Newbold  
0 NAYS

For the Village of Goshen: Trustee H. Malcolm Stewart made the motion to approve the expenditure of \$600.00 on the Request for Proposals for the demolition of the Salesian School building. Trustee Edward Char seconded the motion.

On A Voice Vote by the Village Trustees, the motion passed:

3 AYES Char, Smith, Stewart  
0 NAYS  
1 ABSENT

### **3. DISCUSS CURRENT UTILIZATION OF THE SALESIAN PROPERTY VERSUS LONG TERM PLANS**

With the Town and the Village having invested millions of dollars in the purchase and improvements of the Salesian property, Supervisor Bloomfield called for ideas as to what can be done to better utilize this property?

Councilman Lyons wanted to clarify a few facts to consider. The library owns property that takes in about 25% of the circular area. The library hasn’t made definite plans for this parcel. On a positive

side, the bathrooms are installed. There is potential for a pavilion and the fields in the back-right area could be converted into playing fields for sports.

Trustee Stewart is in favor of sectioning portion(s) of the 56 acres to attract specific park-related *revenue* entities such as a skating rink or restaurant that will help to defray improvement costs. He feels that in this economy, the expense to tear down the school building and to create playing fields etc. will cost a great deal of money.

Supervisor Bloomfield mentioned that in the past it was suggested to put an educational facility such as Culinary Institute or an off-shoot of Marist College within the grounds. All suggestions are welcome as "All of us are smarter than any one of us". He believes that this park is a very expensive piece of terrain which is strategic to the Village. Whatever needs to be done has to be done well.

Mayor Roddey suggested that this property should not be looked at as one uniform piece. Rather, look at the potential uses for the different areas. There is a need for sports fields. The large piece in the front is very aesthetic and appealing to its location. "What's good for the front of the park may not be good for the back of the park".

Councilman Cappella noted that the key piece of the puzzle for developing the park property will be the end result of the RFP. Before we lay out uses for the property, we need to know what will be done with the school building.

Mayor Roddey called for comments from the Joint Recreation representatives.

Ray Rooney summarized the original intentions of the Salesian Park purchase. At this time, the JRC created a fund to rehabilitate Craigville Park. Currently Craigville Park is the only park in which our sporting leagues can participate. Our football leagues have no place to play. The lacrosse leagues are severely handicapped and restricted. The JRC is seriously looking to develop fields for organized leagues; intra-murals, in-house or traveling leagues on the back rural lands of Salesian Park. He would like to see a *plan* to develop Salesian Park as a *full time park* for the sports leagues in the back and to seek the best way to utilize the front. Being that Craigville Park is overly utilized; we now have the opportunity to develop Salesian into a normal park to give generations of children a safe environment. If there was a vote, he is confident that the community members would agree.

Supervisor Bloomfield recalled that the original Salesian purchase was for a "passive" park. From what he has heard, times have changed and we seem to be moving to an "active" park. He will be looking for input from the JRC and the library when the plans are drafted for the entire 49.9 acres.

Kevin Armistead inquired if the boundary lines of the library would interfere with the prospects of placing sport fields in the back. He addressed many security issues surrounding the school building. He wants to revise the master plan of the park and go forward. "There's a lot that can be done with that park. It's a beautiful park".

Trustee Smith agreed that Craigville Park is overly utilized. "How many additional fields would be needed?" Response: when the park was created there were about 190 to 200 kids using the fields.

Fifteen years ago there were about 300 kids using the fields. Today, there are 1,000 kids looking to use the park fields. An estimate of possibly 6 fields could be developed at the Salesian Park. Craigville Park is in desperate need of some downtime to repair certain fields and parking areas.

Supervisor Bloomfield believed this was a good discussion. In summary, it was agreed to find out what the cost would be to demolish the school building. He thanked everyone for their input.

Mayor Roddey thanked the Supervisor and the Town Board for hosting this joint meeting. He suggested meeting again in the fall of 2012 rather than waiting another year. He believes that we can accomplish a lot working together. Also, he apologized for Trustee Brady's absence who was preparing for the bar exam.

Councilman Cappella suggested holding a joint meeting once a quarter.

In addition, Trustee Smith would like to see this put out to the voters. Plan what can be done to the park. "Tear down the building and start building the ball fields, a one shot deal." Just to do one little piece of this and one piece of that will take years before someone (JRC) can utilize the park."

The Joint meeting concluded at 8:30pm.

Mayor Roddey held a short Village Board meeting to address two items.

The Town Board work session proceeded at 8:40pm.

**1. INFORMATION: A WATER CURTAILMENT ALERT WAS ISSUED, EFFECTIVE 7/17/2012, FOR HAMBLETONIAN PARK, ARCADIA HILLS, STONEHEDGE AND SCOTCHTOWN WATER DISTRICTS. WATER CAN NO LONGER BE USED FOR OUTSIDE PURPOSES.**

Supervisor Bloomfield stated that is was published in the local newspaper. Besides the drought, one of the Arcadia Hills water pumps failed and was pumping air. This was appropriate as a precautionary measure.

**2. INFORMATION; THE BUDGET OFFICER HAS REQUESTED DEPARTMENTAL INPUT FOR THE 2013 FINANCIAL BUDGET. RESPONSE IS DUE MONDAY, AUGUST 13<sup>TH</sup>. PLEASE WORK WITH YOUR RESPECTIVE DEPARTMENTS TO ENSURE YOU HAVE INPUT INTO THE NUMBERS. WE ARE TOLD BY NYS CONTACTS THAT MEDICAL INSURANCE AND PENSION COST RATE INCREASES WILL BE AVAILABLE BY MID-AUGUST.**

Supervisor Bloomfield is asking each department to submit its' budget for 2013 by August 13<sup>th</sup>. We still have to meet with Comp Alliance to discuss the workmen's compensation figures.

Councilman Newbold noted that the Federal Government has released a report that the medical insurance, nationwide, will be going up 15%.

Councilman Lyons announced that the NYS DOT will hold a workshop on Wednesday, August 1<sup>st</sup> at 6:00pm at BOCES to discuss the Route 17 corridor study.

**EXECUTIVE SESSION**

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

1. P.D. CHIEF STATUS UPDATE
2. DOG CONTROL OFFICER STATUS UPDATE

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

**ADJOURNMENT:** 9:00PM

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Priscilla Gersbeck, Deputy Town Clerk