

**TOWN BOARD – SPECIAL MEETING
MAY 18, 2006**

A Special Meeting of the Town Board of the Town of Goshen was held on the 18th day of May, 2006 at 5:30 p.m. in the Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

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

Also Present: John Cappello, Town Attorney

Supervisor Bloomfield opened the meeting at 5:30 p.m. explaining this meeting was called to address the Salesian property. He stated this is an eight million dollar project right now and it will impact all the citizens going forward and we as a Board have to think through it. He said what he would like to do at this meeting is what is called possibility thinking. He asked that the Councilmen express their ideas and the Town Clerk will place them on the chart. After this is done the Board can examine each one and go forward with them or delete them.

Ideas Brought Forward:

Councilman Cappella said he wanted to talk about Salesian as a property, not just about the school building. He said back in 2004 there was a lot of controversy about buying the property. He said after the purchase in 2005 there were a lot of meetings he attended and most of them were about a passive park, but a lot of ideas were presented at that time. There was a lot of controversy then and there still is. Some people he has talked with feel it is a money pit. He said he would like to take the tax burden away from the citizens. He said he has three ideas:

1. On Coleman Road there is 1,250 feet of frontage. This could possibly be sold for senior housing or senior development. He felt this would be great for the seniors living in quarters that would back up to the park and would bring some ratables. He said we have to buy down the note of one point two million dollars and this would give us some money to start with.
2. Councilman Cappella said there has been a lot of talk about transferring development rights. He asked Attorney Cappello if it would be possible to transfer some of the rights to Salesian to take the tax burden away?
3. In reference to the school building, Councilman Cappella said “We need to put a roof on it.” He said he had the idea a couple of years ago and he would still like to go with it. He said he did not feel it would take eight million dollars to reconstruct the school building. He felt it could be done

carefully, a step at a time rather than just put out to one company. If this could go forward, he would like it to become a joint Municipal Building that could house the Town Hall, Village Hall, Police Departments, etc. By doing this, he said, the existing buildings could be sold and be put back on the tax rolls. He said if this could be done it might open the taxpayer's eyes to consolidation. Councilman Cappella said he would like to see this as a win, win situation. He said this could be a win for those people who want parks and to spend money, but a win also for taking some of the burden off of the taxpayers.

Councilman Canterino felt a lot of the ideas will overlap as each Councilman speaks. He said he would like to speak to the whole property and he is very active in the Joint Recreation Commission. He said there is a section of the property that has a ball field on it and Joint Recreation is bursting at the seams in recreation, there are not enough recreation facilities. He said this property is an asset, which as a passive park, will just lay dormant, not a usable asset. He felt that by using part of the land for recreation the property would prove more productive.

Councilman Canterino said in reference to the school building, it has no historical value, he would suggest it be torn down. He said in view of the damage to the building and the fact that the design of the building does not make it conducive to break it up into smaller offices or municipal offices. Councilman Canterino said if the Board was going to think of refurbishing the building, he felt the Board should try to get the County and the State to participate. He said they could either use the office space or be a tenant.

Councilman Canterino also suggested subdividing the building out and selling it along with a piece of land to a developer who might want to refurbish it. He also agreed it might be of use as municipal offices.

Councilman Newbold said when we bought this he was against it from the beginning, but he was led to believe the community really wanted it as a park, so it could not be developed into condominiums, etc. He said all the ideas given are good ones, "but I believe you should, steady as you go, develop the park." He said he has worked on Bryant and Battery Park and he felt the community really wants a park. Councilman Newbold said he was in favor of refurbishing the school building. He said at one point the former Supervisor was seeking an historical classification for it's era. He felt if that classification could be obtained there would be grant money available. He felt the other ideas are all good, but he will stay with keeping it a park.

Supervisor Bloomfield, in reference to the school building, said he would suggest using the bottom floor for a library and the balance of the building for municipal offices. He said early on in the process a really nice restaurant was suggested for a segment of the property, but it seemed it was put aside along the way. This would be revenue producing and be able to help support other projects the Town would like to do with the park. In other words lease out part of the property for private use. Supervisor Bloomfield said if you go to Bear Mountain Park there are restaurants there not park related, privately

owned, but in keeping with the park rather than office space. Supervisor Bloomfield said this is the only thing he could add after everyone else.

Councilman Lyons said the other Councilmen had suggested everything he had written down. He said he felt there could be that win, win situation Councilman Cappella spoke of and still keep the major thrust of it as recreation. He agreed with the other Councilmen that ratables are needed. He said he would like to see the building used in a Monday to Friday, nine to five type operation, as this is when people would not be using the park. In doing this, he felt, you now have the weekends, holidays and summertime, where now you would be using the same parking spaces for recreational purposes. Councilman Lyons said he would really like to continue to look for grants.

The Board discussed the grant that was obtained for passive parks by the former Supervisor Honey Bernstein. The grant has a lot of restrictions and may not be able to work with Salesian although the Board will keep it in mind, as it is available until 2010.

Councilman Lyons said through the years medical facilities, with a low impact, were discussed and a senior housing complex that had been proposed for the back of the property. He said also someone else has talked about a mixed use that would include a restaurant. He felt the restaurant would be a nice addition for people to enjoy the park after dining.

Councilman Canterino stated the biggest problem is the condition of the school building. He said before anything can be done the building has to be addressed. He said we need to decide what we are going to do with it. Supervisor Bloomfield said perhaps it should just be stabilized and decide later what to do with it. The Board would like to address this very soon with the Village.

Attorney Cappello said he had worked on a State Reservation his whole college career. He worked with a concession that paid half their receipts back to the State Park. He suggested that part of recreation, in context with restaurants, could rent bikes, cross country skis in winter, something that again would generate some income.

Supervisor Bloomfield also added some type of museum. He said Susan Mysels, who is now working with the Recreation Commission, worked to build the Santa Monica Pier. She worked with State and Federal, City and private money. The Pier was done over several years and she told of purchasing an antique carousel and refurbishing it with grant monies. The carousel was a huge success and a great source of revenue during the day with the small children and at night young teenage boys with their girlfriends. He said, done right, this could be a major part of our community and even other adjacent communities.

The Board discussed whether it is established that this has to be a park and if the Board decided to do something and the Village disagrees. Attorney Cappello read a section of the comprehensive plan for the Salesian property stating an agreement between the Village and Town in relation to the property. The Board will examine this further and if

the Village and Town agree on the project there does not seem to be too big a problem in going forward with it.

The Board decided they would like to take these ideas to the Village in a joint meeting. The Supervisor said he would get each Councilman a copy of the original agreement and arrange for a joint meeting, perhaps some time in June.

Supervisor Bloomfield made a Motion to go into Executive Session to discuss possible pending litigation and personnel with no intention to return. Motion was seconded by Councilman Lyons. Motion carried.

Time: 6:20 p.m.

Valma Eisma, Town Clerk