

**TOWN OF GOSHEN  
TOWN BOARD WORK SESSION**

The Work Session Meeting of the Town Board of the Town of Goshen was held on the 23rd day of October, 2006 at 7:30 pm in the Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

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

Also Present: Mark Starkman                      Attorney

**1.        Orange County Land Trust              Carissa Haberland**

Ms. Haberland is present tonight to explain the Land Trust's role in conservation management. She explained that they do not just do annual monitoring they also handle actual land management for a fee. The Trust generally works in partnership with Towns and other conservation organizations. It appears the options for the Town are to do the complete management themselves or give the conservation easement to an agency to manage. Ms. Haberland explained that when they take over the management they are co-holders of the property and have been involved from the beginning. The Town has already reached the point of closing on the properties, so a different type of arrangement would have to be reviewed with the Board of the Land Trust.

The fee for Land Trust management would be between \$11,000-30,000. It is a one time charge and is held as a stewardship endowment. This money is not used to pay the operating expenses. That money is found through fund raising and grants. Ms. Haberland also noted that the Town could use this money to generate enough to pay in-house staff to handle the monitoring. She also emphasized that one of the most important duties is to keep accurate, complete records. Her organization can provide this guidance, which is especially important when the Town's administration changes.

Supervisor Bloomfield stated that they have defined their Conservation Easement, but have not done the baseline. He thanked Ms. Haberland for the information. The Board needs to discuss their options further and then decide on the route they need to take.

**2. Global Country of World Peace Susan Price, Esq. & Robert Rossania**

Ms. Price is acting as bond counsel for Global Country. Global Country has requested the Colorado Health Facilities Authority to serve as issuer of Bonds, the proceeds of which will be loaned to Global Country to finance the Peace Centers. Ms. Price explained that under federal tax code the host has to hold a public hearing to approve the issuance of the bonds. The organization can obtain financing at a better interest rate by using this means.

Councilman Canterino asked if there is any liability to the town if Global Country defaults on the bonds. Ms. Price stated that the bonds will be secured by the property. She emphasized that this does not obligate the Town in any way. Councilman Lyons noted that a section of this agreement seems to allude that the Town would be giving approval to the project. The Town does not have a clear picture of the project, as it has not been presented to the PB yet. They are also concerned that Global Country may apply for tax exempt status. Mr. Rossania replied that they do not have any intention to apply for tax exemption at this time.

Supervisor Bloomfield explained that the Board does not really know what the project is and approximately 50% of the town properties are already tax exempt. Therefore, Goshen is extremely sensitive to any possibility of further properties being declared tax exempt. He also is concerned that if the Town supports this and then a future organization comes in and applies for tax exempt status, could this be used against us. He emphasized to Global Country that the Town is very grateful for their presence in Goshen, but he would like further understanding of the project. The possibility of a side contract stating that they would not apply for tax exempt status was suggested. Ms. Price emphasized that the Town would not lose anything by approving this financing.

Mr. Rossania explained that they plan to develop the farm with organic/vegan agricultural practices. They plan to construct a 12,000 sq. ft. administration building, several green houses and housing units for the students/workers. Supervisor Bloomfield asked how many acres would be devoted to greenhouses and housing. Ms. Price presented a sketch plan of the project. It appears the property is 600-700 acres. They do not have detailed plans before the PB at this time. Councilman Canterino asked if they would be looking for any zoning changes. Ms. Price stated that any project would be contingent on PB approval. The issuance of the bonds does not obligate Global Country to spend the money in Goshen. Global Country is applying for \$52 million, with \$6 million to be spent in Goshen. This is just one piece in a much larger financing picture. Mr. Rossania noted that they do have other farms in other locations, but this one has the most potential. He mentioned one operation in Livingston Manor, which is not tax exempt. Councilman Newbold asked if the products they are growing will

be packaged and sold to the general public. Mr. Rossania responded that they would be used for the Centers they have and then possibly sold to the public.

Supervisor Bloomfield stated that they need more detail of the plan, i.e., number of greenhouse; how many housing units etc. They also need to have dialog regarding the potential tax exemption. Councilman Canterino expressed concern about holding a Public Hearing on a project that has not been to the PB or received other permits and approvals. Ms. Price emphasized that the tax exempt status of the property is unrelated to the tax status of the bonds. She also asked that a decision regarding the Public Hearing be resolved soon as they want to complete the financing by the end of the year. The Board will proceed with their due diligence and act as soon as reasonable.

### **3. Participation in Dispute Resolution Program**

Supervisor Bloomfield explained that the Dispute Resolution Center has requested that the Town provide a worksite for youths who have been assigned to do community service by the courts. A set of guidelines and expectations is provided. In reviewing the guidelines, the members question if we are in a position to provide this service. Councilman Canterino has had experience with this group and he will research this request and report back to the Board.

### **3. Results of Phase I Salesian Walk Thru**

Councilman Newbold reported on the recent walk of the Salesian Property. There are still some issues that need to be cleaned up by the contractor. Trees are supposed to be planted this week, the gate is to be repainted and the high voltage box will be shielded. It is agreed that the ruins need to be fenced off for insurance and safety reasons. Mr. Yarabek also pointed out that the water tower should be covered to protect it from the elements now that winter is approaching. There are also some loose bricks on the walkway to the school building, which needs to be repaired.

Supervisor Bloomfield stated that he received a phone call from Ms. Phyllis Boyle recounting the fact that a deer was recently impaled on the fence surrounding the property. This was in full view of some school buses passing by. The Supervisor noted that this could also happen to a child and should be resolved. It is also noted that in the early stages of the project, Mr. Yarabek had stated that they could put a bar on top of the fence, which would keep this from happening. The Supervisor will check on the cost for this addition.

The Board concurs that the following items need to be addressed before opening the park to the public:

1. Install temporary cover on water tower.
2. Take down the "stairs to nowhere" and fence the area.
3. Repair the loose bricks
4. Consider the addition of a bar to the top of the fence.

4. **Stop Signs Arcadia Hills**

Supervisor Bloomfield was not present at the Public Hearing on this topic. He asked how many residents attended. There were only 2 - one in favor and one against. Both the Highway and Police Departments recommended that they be installed for safety reasons. Councilman Newbold asked if they do this for the Arcadia development do they intend to do it for the other developments in the Town, i.e., Hambletonian Park, Stonehenge etc. What will this actually cost? He noted that the Town should have a plan for the entire community.

The Supervisor feels we have not had sufficient input from the public. Councilman Canterino feels this needs to be done for safety reasons. Traffic control devices are needed and they need to be enforced. The installation of the stop signs should be backed up by police enforcement. Councilman Cappella stated that the people in the development have asked for more of a police presence.

It is agreed that the Public Hearing can be closed at the Thursday meeting.

5. **Hambletonian Park Water Main Replacement**

The bids have been submitted and Mr. Fusco has issued his recommendation. The low bidder is Sita Construction with a total cost of \$511,700.00. In reviewing the bid package, it is noted that Fusco Engineering will have an inspector on the site. They question if the inspector will be needed on a daily basis and how much what his salary will be. Supervisor Bloomfield will check on the inspector fee and the amount of time he needs to be there and he will review the amounts paid to Fusco Engineering to date and the balance owed prior to Thursday's meeting. It is suggested that Mr. Fusco attend the meeting to answer further questions.

**Executive Session**

Upon motion made by Councilman Cappella, seconded by Councilman Canterino, the Town Board entered into Executive Session to discuss matters of pending litigation and personnel with no intent to return.

Time: 10:05pm

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Linda P. Doolittle  
Deputy Town Clerk