

TOWN OF GOSHEN
TOWN BOARD WORK SESSION
October 19, 2015

MINUTES

A Work Session of the Town Board of the Town of Goshen was held on the 19th day of October, 2015 at the 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

Absent: Louis Cappella Councilman

Also Present: John Swift Town Attorney
Valma Eisma Town Clerk

Supervisor Bloomfield called the meeting to order, and led the Pledge of Allegiance.

1. HEAR ‘CONCEPT’ REQUEST TO BUILD A SOLAR FARM IN THE TOWN OF GOSHEN, CURRENT CODE DOES NOT ALLOW A PROJECT OF THIS TYPE AT THIS TIME: Supervisor Bloomfield invited the representative from Hudson Solar to come forward. Dominick Cordisco explained that he is here tonight with Craig Both, their engineer was en route, but was stuck in traffic, and might be twenty to thirty minutes late. He asked if the Board could address other issues till then. Supervisor Bloomfield said the Board would continue with the agenda till he arrives.

2. REVIEW AND DISCUSS THE LATEST VERSION OF THE TOWN OF GOSHEN ZONING MAP AND ASSOCIATED CODE CHANGES: Supervisor Bloomfield said the Town’s engineer was en route also, and that the Board will go on with the agenda.

3. INFORMATION: Supervisor Bloomfield reported that the Town of Goshen 2016 Tax Freeze/Government Efficiency Plan submitted to the NYS division of budget was approved, and Town property owners will receive a tax rebate check from NYS this fall.

4. DISCUSS AND PASS RESOLUTION TO APPOINT THE TOWN BOARD LEAD AGENCY FOR A TYPE 2 SEQRA ACTION REGARDING THE CUPOLA REHABILITATION PROJECT: Attorney Swift explained that SEQRA is needed to fulfill the requirements for the grant. He referred to 6171.5©(1) from SEQRA Handbook stating “maintenance or repair involving no substantial changes in an existing structure or facility” After a brief discussion, Councilman Newbold made a Motion under SEQRA, that the Town Board will assume Lead Agency for the Cupola Rehabilitation project, and that the project meets the requirement of a type 2 action. The Motion was seconded by Councilman Canterino. The Motion was carried with a vote of 4 to 0. The Attorney and the Board discussed the steps needed to move this forward.

Hopefully there will be a grant to help with the expense, however it will be done at Town expense till the grant is approved. Supervisor Bloomfield stated that there is money allotted for it in the budget.

5. INFORMATION: Supervisor Bloomfield announced that the Town Board will be presenting a \$10,000 check to the Goshen Humane Society to help cover the cost of new cat cages. The new cages will provide for improved safety and comfort for the animals.

6. REVIEW AND APPROVE RESOLUTION TO “CLEAN UP” PROPERTY AT 6 LARCHWOOD DRIVE, AND TO LEVY EXPENSES TO THE ANNUAL PROPERTY TAX BILL. FORMAL NOTICE OF CODE VIOLATION WAS SENT TO THE PROPERTY OWNERS SEPTEMBER 8, 2015 WITH NO RESPONSE:

Attorney Swift reviewed the procedure to the Board, and gave the status of the procedure. Councilman Lyons made a Motion to approve the following Resolution.

**TOWN OF GOSHEN
RESOLUTION**

**Authorizing Cleanup of Real Property Pursuant to Chapter 75,
Property Maintenance, of the Code of the Town of Goshen**

INTRODUCED BY: Councilman George Lyons

SECONDED BY: Councilman Kenneth Newbold

DATED: October 19, 2015

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 19th day of October, 2015

WHEREAS, pursuant to Chapter 75, Property Maintenance, of the Code of the Town of Goshen, the owner(s) in title of real property known as 6 Larchwood Drive and known on the tax maps of the Town of Goshen as Section 25, Block3, Lot 14, were notified and served with a Notice of Violation setting forth that the aforementioned real property was in violation of and not being maintained in conformance with the requirements of Chapter 75 of the Code of the Town of Goshen entitled Property Maintenance, and

WHEREAS, the responsible parties for the aforementioned real property have not responded nor undertaken any activities to remedy or address the violation(s) set any activities to remedy or address the violation(s) set forth in Notice of Violation from the Town Goshen dated September 8th, 2015 nor the Second Notice of Violation from the Town of Goshen dated September 24, 2015, and

WHEREAS, the responsible parties have, to date, failed to comply with the requirements as set forth in Chapter 75 of the code of the Town of Goshen,

NOW, THEREFORE BE IT RESOLVED that the Town of Goshen Code Enforcement Officer is authorized to take any and all steps and incur such expense not to exceed \$1,600.00 with DBros Landscaping immediately so as to remedy any Chapter 75 violations as shall exist on the subject premises And to bring said premises into compliance with the requirements of Chapter 75 of the Code of the Town of Goshen, Property Maintenance.; it being understood that any actual expense will be paid by the Town of

Goshen, but that any actual expenses so incurred and paid shall be charged to the property so affected by including such expense in the annual tax levy against the property.

Upon Roll Call Vote:

Supervisor, Douglas Bloomfield	<u>AYE</u>	Councilman, Philp Canterino	<u>AYE</u>
Councilman, Louis Cappella	<u>ABSENT</u>	Councilman, Kenneth Newbold	<u>AYE</u>
Councilman, George Lyons	<u>AYE</u>		

Vote: Resolution carried by a vote of 4 to 0.

7. REVIEW AND APPROVE RESOLUTION TO “CLEAN UP” PROPERTY AT 17 TANGLEWOOD DRIVE, AND TO LEVY EXPENSES TO THE ANNUAL PROPERTY TAX BILL. FORMAL NOTICE OF CODE VIOLATION WAS SENT TO THE PROPERTY OWNERS SEPTEMBER 8, 2015 WITH NO RESPONSE: Supervisor called for a Motion on this property. Councilman Newbold made a Motion to approve the following Resolution:

**TOWN OF GOSHEN
RESOLUTION
Authorizing Cleanup of Real Property Pursuant to Chapter 75
Property Maintenance, of the Code of the Town of Goshen**

**INTRODUCED BY: Councilman Kenneth Newbold
SECONDED BY: Councilman George Lyons
Dated October 19, 2015**

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 19th day of October, 2015.

WHEREAS, pursuant to Chapter 75, Property Maintenance, of the Code of the Town of Goshen, the owner(s) in title of real property known as 17 Tanglewood Drive and known on the tax maps of the Town of Goshen as Section 25, Block 5, Lot 13, were notified and served with a Notice of Violation Setting forth that the aforementioned real property was in violation of and not being maintained in conformance with the requirements of Chapter 75 of the Code of the Town of Goshen entitled Property Maintenance, and

WHEREAS, the responsible parties for the aforementioned real property have not responded nor undertaken any activities to remedy or address the violation(s) set forth in Notice of Violation from the Town of Goshen dated September 8th, 2015 nor the Second Notice of Violation from the Town of Goshen dated September 24, 2015, and

WHEREAS, the responsible parties have, to date, failed to comply with the requirements as set forth in chapter 75 of the Code of the Town of Goshen,

NOW, THEREFORE BE IT RESOLVED that the Town of Goshen Code Enforcement Officer is authorized to take any and all steps and incur such expense, not to exceed \$1,600.00, with DBros landscaping immediately so as to remedy any Chapter 75 violations as shall exist on the subject premises

and to bring said premises into compliance with the requirements of Chapter 75 of the Code of the Town of Goshen, Property Maintenance, it being understood that any actual expense will be paid by the Town of Goshen, but that any actual expense so incurred and paid shall be charged to the property so affected by including such expense in the annual tax levy against the property.

Upon Roll Call Vote:

Supervisor, Douglas Bloomfield	<u>AYE</u>	Councilman Philip Canterino	<u>AYE</u>
Councilman, Louis Cappella	<u>ABSENT</u>	Councilman Kenneth Newbold	<u>AYE</u>
Councilman, George Lyons	<u>AYE</u>		

Vote: Resolution carried by a vote of 4 to 0.

8. REVIEW PROPOSED “DOG PARK PROJECT” FOR SALESIAN PARK PROJECT: Supervisor Bloomfield explained that the project was developed by Girl Scout Kelly Fellenzer in support of a Girl Scout Golden Award. He said Councilman Lyons would like to speak about this, and another project (Ice Skating Rink). Councilman Lyons stated that while Ms. Fellenzer was doing this for the Golden Award it involves a memorial tribute to the three students who were killed in the automobile accident recently, by calling it the Goshen Strong Dog Park. He explained that Kelly’s father is an engineer, and Kelly provided drawings of the project to the Board. Councilman Lyons pointed out the location of the entrance, fence, gates, repairs for the footings/foundations, pet station, and signage, etc. The park would be built in Salesian Park, on the hill.

He stated that there are plans for a Phase II & III, and the cost of the first phase would be estimated to be \$11,600 Phase II would be Estimated at \$4,700, and Phase III Estimated at \$9,800. The Board asked about the cost of the entire project. Councilman Lyons reported that there seems to be outside sources that might be available to Kelly, who is raising the money. The money is supposed to come from private funds. He said he was told there might be a donation of \$1,000. from the Village for the project.

Councilman Lyons made a Motion to approve the concept for discussion. The Motion was seconded by Councilman Canterino. The Board discussed the project at length discussing the expense, how it would blend with the Master Plan for the park, maintenance, and liability. Councilman Canterino did not feel the Board could approve the plan without further study. It was suggested the family come to a meeting with a presentation, and that the Board should go to examine and evaluate the site. Supervisor Bloomfield suggested to table this for further study, and a future presentation.

Councilman Lyons reported that years ago a group of parents tried to create an ice rink at Erie Street Park. However, it was not very successful, there seemed to be many difficulties and the weather turned warm. It was never attempted again. Joint Recreation is considering putting a 52 X 100ft rink on Erie Street Park, at the cost of \$4, 953.00. Joint Rec is not asking any money from the Town or Village, the money is coming from the JRC Account. It is almost a carbon copy of the rink built in the Town of Chester. This rink will be entirely in the Village of Goshen, and will be taken down and stored each year. Councilman Lyons stated the insurance is already in place.

Councilman Canterino made a Motion to support the building of the ice rink on Erie Street Park. The Motion was seconded by Councilman Lyons. Motion carried 4 to 0.

Supervisor returned to # 1 on the Agenda:

1. HEAR “CONCEPT” REQUEST TO BUILD SOLAR FARM IN THE TOWN OF GOSHEN. Supervisor Bloomfield explained that our Code does not allow a project of this type at this time. He invited Dominic Cordisco, Attorney representing SunEdison to join the Board. Mr. Cordisco gave a brief description of a solar farm, stating such points as “no pipelines, no emissions, no traffic. He introduced Craig Both, from the Project Development Department of SunEdison. Mr. Both said he was here to explain the conceptual plan for building a 2 megawatt solar project on 444 Big Island Road and 833 Pulaski Highway, and to answer the Board’s Questions.

Mr. Both explained SunEdison would be leasing the land from Mr. Andrew Urbanski, and would be presenting this project first. He stated that he is looking at other sites as well. He provided pictures of the land the solar panels (approximately 12 acres) would be placed on, and a picture of a similar finished project. He answered a number of questions the Board had in reference to heat, rain, fire hazards, etc. as well as the effect this would have on well water and storm water.

Supervisor Bloomfield thanked everyone for coming, and explained that the Town Board is currently in the process of reviewing the Town Master Plan which delineates zoning and coding requirements. The Board hopes to have this task completed by year–end, or at the latest early next year. Therefore “we cannot commit to a specific outcome at this time”.

Geri Cory approached the Board to object to the expansion of the Orange County Fellowship Church that is asking to do a large expansion very near her, and she is concerned about the impact on her water supply and the storm water effect to the area. Supervisor Bloomfield stated he could understand her concerns, and said the project is now going before the Zoning Board of Appeals.

Councilman Canterino made a Motion to adjourn the meeting and go into Executive Session, with intent not to return, to discuss the following:

1. Discuss DPW Personnel
2. P.D. Litigation,

The Motion was seconded by Councilman Newbold. Motion carried 4 to 0.

Time: 9:30 p.m

Valma Eisma, Town Clerk