

TOWN OF GOSHEN
TOWN BOARD WORK SESSION
OCTOBER 19, 2009
MINUTES

A Work Session of the Town Board of the Town of Goshen was held on the 19th day of October, 2009 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
	Kenneth Newbold	Councilman
	Louis Cappella	Councilman
	Philip Canterino	Councilman
	George Lyons	Councilman

Also Present:	Dennis Caplicki	Town Attorney
	Valma Eisma	Town Clerk

Supervisor Bloomfield called the meeting to order at 7:35 p.m.

ITEMS DISCUSSED:

1. REVIEW REQUEST BY TIMBER TRAIL, LLC FOR "SPECIAL PERMIT" TO BUILD A PLANNED ADULT COMMUNITY

Supervisor Bloomfield introduced Thomas B. Olley, P.E., who is representing Susan and Milton Shapiro who are submitting plans to construct a Planned Adult Community (PAC). He explained the project comprises two separate tax parcels that are located along NYS Route 207 near the boundary of Goshen and Hamptonburgh. He stated that under the recently amended Town Code the Town Board's approval is needed for "special permit" for a Planned Adult Community. Mr. Olley stated he is requesting, on the behalf of the Shapiros, that the Board grant a special permit for the project.

Mr. Olley explained the Planned Adult Community will contain approximately 163 mix of dwelling types on a 122.43 acre site. At least one resident of a dwelling unit shall be 55years of age or older. The project has been designed to include recreational facilities such as a clubhouse, tennis court, walking trail and swimming pool. He provided maps and answered the Boards questions in detail.

Supervisor Bloomfield said the Board's greatest concern is the failure to sell the PACs, such as the one in the village that is now renting. The Board agreed and the Supervisor stated he would like to see some kind of study that would prove a need. Mr. Olley said these units will be rental properties, not seen often in the market place and they feel there is a need for them. He also said this will be a green project.

After all questions were answered for the Board and the petitioners, Supervisor Bloomfield stated the Board would need time to discuss this petition as this is the first project of it's kind that has come before the Board. Supervisor Bloomfield said the Board would examine the project and request and will inform the Shapiros of their answer as soon as possible. He thanked them for coming this evening.

2. REVIEW BIDS FOR A DPW FURNACE AND AUTHORIZE THE SUPERINTENDENT OF HIGHWAYS TO PURCHASE SAME:

Supervisor Bloomfield reported there were three bids: Flow Tech HVAC \$9,400.00; DJ Heating & Air Conditioning \$23,900.00 and Joe Lombardo Plumbing & Heating \$24,770.00. The Board discussed the wide difference in the low bid and the other two at length. Supervisor Bloomfield made a Motion to accept the bid of Flow Tech HVAC of \$9,400.00 to install a new furnace in the Town of Goshen DPW building with the caveat that they provide a bid bond. The Motion was seconded by Councilman Canterino. Motion carried unanimously.

3. REVIEW CURRENT SITUATIONS REGARDING REPLACING THE WATER STORAGE TANK IN SCOTCHTOWN WATER DISTRICT:

Supervisor Bloomfield explained that the water storage tank in the Scotchtown Water District was put out to bid, the Board felt the bids that were received were all too high, and the Board rejected all the bids. He explained there is approximately \$50,000 set aside to pay for the job, which will not be enough to complete it. Supervisor Bloomfield said he talked with the engineer, and Joel Klopchin, and both agreed the tank could blow out at any time, causing an emergency situation. He said the tank they want to buy is approximately \$20,000, delivery of the tank is ten to twelve weeks, and with delivery charges and accessories the cost would be approximately \$35,000. After a lengthy discussion the Board felt it would be a good idea to purchase it now so it will be available in an emergency situation. It was decided the Supervisor will talk to the engineer, and ask him to prepare a bid package for the re-bid.

Councilman Lyons made a Motion that the Board put out to bid the purchase of a 15,000 gallon water tank for Scotchtown Water District to be delivered and stored there. The Motion was seconded by Councilman Newbold. Motion carried unanimously.

4. REVIEW SECOND REQUEST BY JAMES LEWIS FOR RELIEF FROM HIS HIGH WATER BILL:

Supervisor Bloomfield explained that Mr. Lewis is a resident of the Arcadia Hills Water/Sewer District who had his grandchildren visiting, and due to outside water usage his three month water/sewer bill was for 35,600 gallons, amounting to \$1,115.75. Mr. Lewis admits to the use, but does not want to pay the sewer charge, as the water was used outside. After discussing the request the Board felt this was not a hardship situation and informed Mr. Lewis that they could not reduce his bill. Mr. Lewis has asked again if the Board would consider reducing the bill. Supervisor Bloomfield asked the Board's their feelings. Councilman Lyons stated he would repeat again that the Board cannot set such a precedent. Every Board member agreed it could not make adjustments for someone that actually used the water.

5. REVIEW REQUEST FOR ASSISTANCE WITH RANDALL RINGS DAMAGED WATER HEATER:

Supervisor Bloomfield reported that out at the Scotchtown Park Water District there is an air compressor that puts air pressure on top of the water to supplement the pump pressure to get the water to the farthest point in the system. This compressor has a switch on it that failed, causing it to keep on pumping. When Mr. Rings opened up his faucet in the morning the air burst out, along with the hot water and in doing so his hot water heater became plugged. The employees of the Water Department agree that the hot water heater needs to be replaced, however the Town's insurance company has denied the claim. The Board discussed the way the Town's insurance plan has been denying various claims. The Board decided to advise Mr. Rings to contact his own homeowner's insurance.

6. DISCUSS POTENTIAL TO REDUCE CLERICAL EFFORTS IN RECORDING TOWN BOARD MEETINGS:

Supervisor Bloomfield said he would like to discuss the time and effort that is being used by the Town Clerk and her Deputy Clerk providing minutes of the Town Board meetings. He stated that all is required by State Law is to record only the decisions made by the Board. He said the minutes are recorded at every meeting and the whole meeting is on a disc and can be made available to the public if they would like to hear the entire meeting. He asked the Board and the Clerk their feelings, and all agreed there would be a cost savings here if only the decisions are recorded and what information might be of historical value.

7. RE-APPOINT PATRICIA M. SHERLOCK TO THREE YEAR TERM AS A COMMISSIONER ON THE GOSHEN PARKS AND RECREATION COMMISSION:

Councilman Canterino made a Motion to re-appoint Patricia M. Sherlock to another three year term as a Commissioner at Large on the Goshen Parks and Recreation Commission, term to expire in 2012.

With no further business Councilman Newbold made a Motion to go into Executive Session to discuss an up-date status on active tax certiorari and PBA negotiations. Motion was seconded by Councilman Lyons. Motion carried unanimously.

Time: 9:30 p.m.

Valma Eisma, Town Clerk