

**TOWN OF GOSHEN
TOWN BOARD PUBLIC HEARING
May 18, 2011**

**EXPANSION OF HAMBLETONIAN PARK WATER/SEWER
DISTRICT TO INCLUDE HERITAGE ESTATES, INC.
AKA NEW YORK FARMS**

The Town Board of the Town of Goshen held a Public Hearing to consider the expansion of the Hambletonian Water/Sewer District to include Heritage Estates, Inc./AKA New York Farms. The meeting was held on the 18th of May, 2011 at 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
	Louis Cappella	Councilman

Also Present:	Dennis Caplicki	Town Attorney
	Dennis Lindsay	Town Engineer
	Valma Eisma	Town Clerk

A. CALL TO ORDER: Supervisor Bloomfield opened the meeting at 7:30 p.m., and led the Pledge of Allegiance. Councilman Lyons made a Motion to open the Public Hearing for the expansion of the Hambletonian Park Water/Sewer District to include New York Farms. The Motion was seconded by Councilman Cappella, Motion carried unanimously.

Supervisor Bloomfield said he wished he had everyone of the residents of Hambletonian Park present, as this concludes a lot of negotiations between the Town Board, Dennis Lindsey, Professional Engineer from Riddick's Associates, and the principals of New York Farms/aka/Heritage Estates, Inc. He said this meeting was called to present a proposal to the residents of Hambletonian Park, that the Board feels is in the best interest of the residents of Hambletonian Park. However, Supervisor Bloomfield said the final decision will be yours. He introduced Dennis Lindsey, saying he is a Professional Engineer with Riddick Associates, Inc.

Mr. Lindsey said when the Planning Board approved Heritage Estates subdivision, a requirement for a water and sewer district and approval process by the Town Board were included. At that time, Heritage Estates had intended the water district to be a private company, and the sewer district was to be operated by a transportation corporation. They then came to the Town Board who asked Mr. Lindsey for his opinion.

Mr. Lindsey stated he does not like a proliferation of little sewer districts around a Town. He said it is his experience that it does not normally work very well, it is expensive to manage, and a small group of people have to pay for it. Therefore, " I told the Board I would like to look to see if this could be combined with another water/sewer district." Mr. Lindsey stated that Hambletonian Park's water district is fairly close to Heritage. He pointed to the area on a large map, he had provided for the public, showing that Heritage is located on Old Chester Road. He also showed the Hambletonian Park's location, and said it would require a pipeline along Old Chester Road, going up Bridle Path and connecting to Hambletonian Park there. Mr. Lindsey stated there is an opportunity to do it here, and what are the benefits to Hambletonian Park?

Mr. Lindsey explained there would be a cost to the developer as the pipe would have to be constructed. He said talking about water districts, there is the supply, distribution and storage. He said in terms of the supply, the existing Hambletonian wells produce about 69.5 gallon per minute, (gpm) this is the most they can produce. Because of Health Department regulations, you cannot include, in that supply when submitting to the Health Department, the largest well, as they take this one out, in the case it should at one time or another be out of service. Mr. Lindsey said this means Hambletonian's output would be rated 47.5 gpm with largest out of service. He reported the following to show what the community needs, and how adding the new users could benefit them:

Demand:	Average Day	Peak Day @ 2.0/Avg.
Existing Hambletonian and at times the community suffers from the water problems during the dryer months of the year.	62,800 gpd (43.6 gpm)	125,600 (87.2 gpm).

Heritage has three wells rated at 60 gpm, if they had an independent system, they would also have to take out the largest well, and they would then be rated as having a 40 gpm rating.

New Heritage 75 users	<u>26,100 gpd (18.1 gpm)</u>	<u>52,600 (36.2. gpm)</u>
Combined Demand	88,900 gpd (61.7 gpm)	177,800 gpd (123.5 gpm)

Mr. Lindsey stated that if you combined all the wells, only one well would have to be taken out of service, and then you would have a total combined capacity of 136.5 gpm, but a rated capacity of almost 110 gpm. He said the combined systems would require a 61.7 rating on an average day, and 123.5 gpm on peak days. This would benefit Hambletonian Park with their water supply.

Mr. Lindsey explained that as for the distribution system, Heritage is going to put a new one in, at no cost to Hambletonian District, and also the pipeline at no cost to anyone living there now. Heritage will make the connection and it will be all ductile iron pipe, class 52, with this type of material, installed correctly, there should be no problems for a very long time, with very little maintenance. This will be done with no cost to the Hambletonian District and minimal cost for operating expenses.

Mr. Lindsey said in reference to storage, Heritage would have to do many things that they will not have to do if they are allowed to tie into to the existing Hambletonian storage tank, this would be a great savings to Heritage. However, the Town Board negotiated with them to have the savings go to the Hambletonian District. Heritage has agreed to contribute \$84,105 to the district for the savings they will have by connecting with the Hambletonian tank. The money will be used as the Town Board sees fit.

One of the suggestions is to put in another storage tank. The health department would like that, in the event the storage tank should be out of service, you would not have a back up. He said also for fire protection the existing water is not sufficient, even combined, you will only have 136 gallons per minute, this is not sufficient for a fire flow for any of your homes. The minimum, under the IOS standards calls for 500 gpm, and if the houses are closer, it could go up to 700 gpm. The way to get this amount of water is through a storage tank, it is always there when you need it.

Mr. Lindsey said the benefits will be that Hambletonian will gain an additional supply of water, the contribution of the \$84,105, and an increase in the user base. He said you will now have 232 users sharing in any future improvements, which will probably be made in your district, as opposed to the new addition.

Mr. Lindsey said originally Heritage Estates planned on a transportation corporation, and again he suggested it be combined with Hambletonian Park. If this is done, Heritage will put their own infrastructure in, and a pump station. Mr. Lindsey paused and showed the area on the map where these would be located, and where they would tie into the existing discharge from Hambletonian. He said if

they join and share this force main, and both will share this line going out. Mr. Lindsey reported that if they find this main is not what it should be, they will replace that portion of the main at no additional cost to the residents of Hambletonian Park.

Mr. Lindsey stated again there will be 75 additional users added to share capital expenses for a total of 232 users. The cost to the district of new sewer improvements --\$00.00, and a contribution to the district for infiltration/inflow improvements to off set new flow is \$130,000. He said that the construction of the sanitary sewer lines will be of the best materials, and will be properly installed making it a nice tight system, as far as their side is concerned.

Mr. Lindsey said on the Hambletonian side, because of the tying in, and the opportunity to use the extension of the force main, Heritage has agreed to make a contribution of \$130,000 for infiltration/inflow improvements to the Hambletonian system. He said this will help the people in Hambletonian Park to reduce the infiltration, thus reducing the cost incurred, when water flows along with the sewer you are paying for.

Supervisor Bloomfield stated at this time the \$84,105 being given for the water district may be set aside for putting in the new tank that is needed. He said it is not enough money to do it now, as a new tank would cost approximately \$120,000. However, with ADC (a development planning on going in across the street) coming in, and with negotiations with them, the Board might be able to get a comparable negotiation situation with them, we would have more than enough to put the tank in. The Supervisor stated the \$130,000 will go to the sewer. He said after talking to Mr. Lindsey, the Board feels it may be best to tackle the manholes. There are now 110 manholes, and we need to go down and re gasket those manholes, but he said whatever the money is used for it will be to lower the infiltration and reduce costs.

Supervisor Bloomfield opened the meeting for the public's comments:

Howard Unger, 8 Florican Lane, stated he was very happy to be tying into Heritage Estates/New York Farms. He asked if the Board had determined what the return on the investment would be if the \$130,000 is used on the manholes? Mr. Lindsey replied no, it would depend on what they find in the manholes. He said he has gone into manholes and found enormous leaks and others with nominal leaks. Mr. Unger also asked the Board "this is a new development, and new people coming in, they are probably going to know of the I & I issues. Will they be saying, "why are we paying" since we have new pipes, etc. and they are helping to pay for our I & I? Supervisor Bloomfield said the new buyers will be paying less for their homes, since the developer saved the money by tying in with Hambletonian Park, instead of paying far more to put in their own system.

Allyson Graesser, 35 Yankee Main Lane, said she thought what we are talking about is timing, that is assuming 75 residents are going to purchase within the next two years. Mr. Lindsey replied that he did not think that would be the case. He said when the subdivision is filed, you will have 75 neighbors, 74 of the homes may be owned by the developer. Mr. Lindsey said the developer would be responsible for paying for these homes. Ms. Graesser said before rates are established, infrastructure has to be improved in order to determine rates, flows, and all of that, Is that true?

Mr. Lindsey replied there is a requirement that an engineer's report be filed with any expansion of a water/sewer district. A portion of this report calls for the engineer to calculate the costs there will be for maintenance, and operating to the district. Mr. Lindsey said in this case they will have to say what the cost is to the existing development and the cost to the new homes. Cost to the existing homes should be zero, and the cost to the new homes will be whatever it costs to operate the system which will include infiltration and everything else.

Ms Graesser asked when the repairs on the infrastructure would begin, and if they would have to wait till the subdivision was built. Supervisor Bloomfield replied the work on the repairs would start when the Town receives the \$130,000 the work will begin immediately.

Melissa Gallo, 12 Florican Lane, asked if the \$130,000 would cover the complete cost of repairing the I & I? Supervisor Bloomfield answered the cost to replace the system in Arcadia Hills was five point three million, when the Board looked into replacing it last year. He said the money can't fix all the I & I, but will help to do a lot. Mr. Lindsey stated that there will always be I & I no matter how much is done, as there are water dynamics, and grounds shift, etc.

Councilman Canterino stated that more importantly is that when one of those manholes or pipes fails, instead of 157 people paying for it, there will be 232 people that will be paying for it. "your piece of that pie will be a lot smaller".

Broderick Knoell, Highway Superintendent, who also works with the Water/Sewer department, said in the last couple of weeks there was a back up situation, that took place on Oakwood Drive, they used the video camera to look down that entire length of pipe. He said you can see some cracks, and leaks, and this helps you know where you have to go to fix it. Mr. Knoell said it is too expensive to video the whole system, but when he can use it in pieces, it is excellent.

Kevin Loughran, 22, Knapp Terrace, asked if the Board has taken into consideration the McDermott project that is close to Hambletonian Park, with a possibility of 30 more homes being built. Mr. Lindsey replied that property is not included in the Heritage Estates development.

Gerald Maxwell, 7 Fleetwood Drive, asked if there were any test wells dug in the development across Craigville Road, that will have one hundred homes, do they have enough of a water supply? Mr. Lindsey replied that development is called Maplewood, and they have an abundant water supply. He said they had one well with 100 gpm, and they have multiple wells. He said should they come in, their benefit would be supply, something you need. Mr. Lindsey stated that Goshen is at a crossroad, there are any number of developments before the Planning Board, in various locations. He said in the future, if the Planning Board can tie these developments into one good solid system everyone will benefit.

Mr. Maxwell also asked if there was some way to ask the developer if they could purchase some video cameras for the Water/Sewer Department so that we would not have to contract it out? Supervisor Bloomfield said they might look into purchasing our own equipment in the future.

Jerry Boss, a Craigville Road resident, asked if the developer was running a sewer line down Craigville Road, would it be possible for him to tie into that line? Mr. Lindsey said if the developer is running the line for a district, and you are not part of that district, he did not believe you would have a right to. If it is a district that is run by the Town, it would be up to the Town Board to decide.

Ed Bowen, Old Minisink Trail, said before, when you were talking about the tank in Hambletonian Park, you said the Health Department would like a second tank. He asked what would be the likelihood of being mandated to put that tank in. Mr. Lindsey replied that it has not been mandated yet, but they prefer an extra tank.

Carol Quinn, 6 Florican Lane, asked when was the water testing done? Mr. Lindsey said the one for Hambletonian Park was done in 2007, and Heritage was done in April of 2009. She asked about the peaks the engineer was talking about and Mr. Lindsey explained how and when they work.

Ms. Quinn asked how close is Heritage Estates ready to break ground? Supervisor Bloomfield replied it is moving along through the Planning Board process, and will soon have conditional final approval, they have taken some trees down, and are ready to do some excavating.

John Graesser, 35 Yankee Maid Lane said he would like to point out that you did both water tests in April. He said he did not feel that was a good time to be testing as April usually has an abundant amount of water. He felt August or September was a better time. Mr. Lindsey explained the process used by the Hydrologist when testing is done.

With no further comments from the public, Councilman Cappella made a Motion to close the Public Hearing. The Motion was seconded by Councilman Newbold. Motion carried 4 to 0.

Supervisor Bloomfield asked the residents of Hambletonian Park to raise their hands if they approved of the expansion. A large number raised their hands. He asked if there were any opposed, no one raised their hands.

Councilman Canterino thanked Engineer Dennis Lindsey for his presentation this evening, and the Board agreed.

Supervisor Bloomfield thanked the public for coming, and that the Board would continue working as they are, and involve the public in the process.

Councilman Newbold made a Motion to adjourn the meeting, and go into Executive Session to discuss the Village/Town Arbitration, with intent not to return. The Motion was seconded by Councilman Lyons. Motion carried unanimously.

Time: 8:40 p.m.

Valma Eisma, Town Clerk