

**COUNCIL WORK SESSION
APRIL 23, 2007**

Present:

Douglas Bloomfield, Supervisor
Philip Canterino, Councilmember
Louis Cappella, Councilmember

Kenneth Newbold, Councilmember
George Lyons, Councilmember

Also Present:

Dennis Caplicki, Town Attorney
Susan Maysels, Deputy Town Clerk
Mark Warren, Jr., Water/Wastewater Maintenance Mechanic

ITEMS DISCUSSED:

1. **Water Department Truck Repairs:** Mark Warren, Jr. of the Town Water Department distributed a list of repairs needed to the Department's 2001 Chrysler 3500 one-ton diesel utility pick up truck. The repair list was prepared by RI Suresky & Son, Inc., dated 04/19/2007 and totaled \$8202.52. Repairs included: injector pump & cam sensor with diag \$2667, steering column & box \$2024, trans cooler & lines \$562, front U joints \$745, front & rear drive shaft U joints \$585, track bar \$454, front coil springs \$483, serp fan belt \$145, transfer case output seal \$139, front and rear shocks \$398. According to Mr. Warren and Suresky company, the truck is not safe to use and will have to be towed or carted to a repair shop. Supervisor Bloomfield noted that this type of truck should last 300,000 miles or so, yet this vehicle has only 56,000 miles with major repairs necessary. In addition, not long ago, its frame broke and had to be repaired. Councilmember Canterino said he would contact the dealer, Robert Green, to discuss a remedy. Councilmember Canterino will keep Mark Warren, Jr. informed.

2. **New Horizons Subdivision – Community Septic System Proposal:** Representing the project, which is located at Phillipsburg & Hampton Roads, was Michael Morgante, Project Engineer, Arden Consulting Engineers of Monroe, NY. The property is to be developed by Sunset Ridge Associates of Englewood, New Jersey – represented by Thomas Feely, project applicant. Mr. Morgante stated that an 8 lot open space development subdivision is proposed for the 54.2 acre property. Under the current Town Code, centralized sewage disposal systems are permitted for this type subdivision. Town Code Section 83-29 requires all such systems to be owned by the Town. Therefore, once the district is created, it must be transferred to Town ownership without cost.

The reason the Developer is requesting Town Council feedback on the possibility of installing a community is because eight individual septics may not be possible due to marginal soil test results. Mr. Morgante guessed that soils may permit three to four houses maximum on the 54.2 acres. Only lot 3 has provided superior soil test results, so this is the proposed location of the underground system. An Eljin system is being considered, along with other state-of-the-art equipment and methods that should increase the life of the system from the 20-30 years current expectation to nearly an indefinite life. The system design calls for waste to be pumped from each of the eight houses to a center pipe that will run downhill along the common rear property line to septic fields in lot 3. Any system installed would have to receive Orange County Health Dept. approval during every phase of design and construction. OC Health Dept. prefers community systems because it finds that Towns maintain water and sewer

systems far better than individual homeowners. When asked about water supply, Mr. Morgante stated that each house will have its own well, but no well water testing or drilling has been done yet.

Councilmembers discussed the costs to the Town of maintaining and operating another sewer district. Town Attorney Caplicki stated that this would be no different from other Town districts in that it would require pumping out once or twice per year and mowing of the open field above the system. Supervisor Bloomfield noted that this type of system was preferable over “package plants” because it replaced water into the ground on site rather than carrying it away. Councilmember Newbold said the homeowners can be made responsible for the pumps from their homes to the central collecting pipe. The Town could contract out the operation, and of course all costs associated with the operation would be charged back to the eight homeowners benefiting. Councilmembers asked the Town Attorney if the Council had the authority to refuse permission to install a community system. Mr. Caplicki said they did not have discretion since the Town Code permits it, but the Council could put restrictions on deeds, the type of septic system, etc.

Prior to the meeting, the Town Attorney asked for comments on the project from the Town Engineer, Mr. Henry, but did not receive his response in time for this meeting. It’s anticipated that both the Town Engineer and Planner will submit their input within a month, so Town comments could be provided to the Developer in late May.

3. **Fred Schoenfeld Subdivision Review:** No representative was in attendance, so this item was held over until such time as the Developer contacts the Supervisor and request the project be placed on a future agenda.

4. **Clean Up of Burned Home in Arcadia Hills:** Supervisor Bloomfield informed the Council that Building Inspector Neal Halloran sent a Notice of Violation dated April 23, 2007 to the owner of 17 Elmwood (SBL : 27-5-27) to clean up the debris, secure hazards and restrict access to the severely damaged building.

5. **DPW Sale of Obsolete Equipment:** Councilmember Cappella reported that the Superintendent of Highways wished to sell via bids, the following pieces of obsolete equipment:
1999 Ford Crown Victoria – VIN# 2FAFP71W2XX108929
1969 John Deere 820 with Broom
1989 Ford 555C Backhoe A405960

The Town Attorney will prepare a Resolution for the April 26th Council meeting which formally declares this equipment to be obsolete and surplus. The items may then go out for bid, however, the Council wants the estimated value of each item beforehand so reserve prices can be set. The Council also indicated that bid documents shall state that the Town reserves the right to reject all bids.

6. **DPW Purchase of New Sweeper & Storage Container:** Councilmember Cappella reported that the Superintendent of Highways requests that his department be authorized to purchase a new road sweeper (approx. \$7,000) and storage container (approx. \$3,000) with the proceeds from the sale of obsolete equipment. It is estimated that proceeds should fully cover the cost of these new items. There was discussion of the reasons additional storage is needed and the timing of that need. Councilmembers Cappella and Newbold will survey existing storage capacity and future need at the Town DPW-Water/Sewer Yard and report back.

7. **DPW Recommendation for Hambletonian Park Paving:** Councilmember Cappella distributed a report outlining options and prices for paving the following four roads in the Hambletonian Park subdivision: Oakwood Drive, Meadowbrook Lane, Fleetwood Drive, Knapp Terrace. The Council accepted Mr. Andryshack's recommendation for the 3" Overlay method of paving at a cost of \$171,125. This will be done by Department staff resulting in a savings of nearly \$48,000 over contracting it out. Funds for this project exist in the Road Program carry-over from 2006. This item will be on the April 26 Agenda, with work to begin when school buses cease for the year at the end of June.

Supervisor Bloomfield asked Councilmember Cappella to get estimates from Mr. Andryshack for paving the three additional roads he suggested adding to this project. Those roads are: Post Road, Florican Lane, and Lower Magic Circle.

8. **Scotchtown Park Water District – Meter Installation Bid:** Supervisor Bloomfield reported that only one bid was received in response to the request for bids issued. Six companies requested bid packets. The sole responding bidder is National Metering Service, Inc of Kearny, New Jersey which was the winning bidder who installed the meters at Arcadia Hills Water District. The bid price per meter is almost double that paid at Arcadia, so Supervisor Bloomfield called National Metering to discuss the reasoning. National Metering stated that this was the price and that for small jobs, such as Scotchtown Park, the price per unit is higher.

Councilmember Cappella asked if the funds homeowners paid upfront will cover the full cost of the meters. Supervisor Bloomfield stated Yes, but there will probably be a zero balance afterwards. The Council discussed the pros and cons of options which include rejecting the bid, accepting the bid, and going out to bid a second time. Supervisor Bloomfield recommended accepting National Metering Service bid because it is a small job for these companies which does not generate much interest as evidenced by the lack of bidders.

Motion: Supervisor Bloomfield made the motion to accept the bid totaling \$20,050 from National Metering Service, Inc. for Scotchtown Park Water District meters. Seconded by Councilmember Lyons. Unanimously approved 5-0.

9. **Arcadia Hills Water Boiling Notice:** The requirement to boil water that was issued after the recent storm and flooding has been lifted.

Stonehedge Well: The well was experiencing loss of pressure that neither NYS nor Quackenbush could resolve. Steps taken to correct the problem include replacement of pump and corroded galvanized pipe with PVC at the cost of \$10,000. After this expense, the fund balance is approximately \$12,000. Supervisor Bloomfield noted that a new well will be needed sometime soon.

10. **OSHA MTBE Violation Status:** After several calls up the chain of command at OSHA, the Supervisor could not get the agency to dismiss the violation even though the Town was not responsible for the contamination. From OSHA's point of view, the cause or responsible party was of no concern. Once the Supervisor explained to an OSHA official that the DEC would shortly be installing a water filtering system at the Town DPW Yard to insure safe water for employees, OSHA was satisfied.

11. **Celery Avenue State of Emergency Follow Up:** Supervisor Bloomfield reported that Building Inspector Neal Halloran and Police Chief Dennis Marsh did a good job handling this emergency. The concern when the flooding occurred was the danger of electrocution. Neal Halloran will be following up with homeowners to insure that all structures are safe after the water recedes.

12. **Proposed Meeting with Village Board of Trustees:** Supervisor Bloomfield announced that he sent a letter to the Village dated April 20, 2007 requesting a joint Town Council and Village Trustee meeting for Saturday, May 5th at 9:00 am. The subject of the meeting is to be the Salesian property. Councilmembers were asked to keep the date open.

13. **Proposed Water Protocol Changes:** Town Attorney Caplicki will be meeting with Town Engineers from Stantec Wednesday to finalize the Water Protocol recommendations to be submitted to the Town Council at its April 26, 2007 meeting.

14. **Proposed Zoning Code Changes:** Town Attorney Caplicki explained that the review and amending of the Town Zoning Code can begin at the next Council meeting April 26, 2007. This will be the start of a long process of section by section examination. The Town Attorney, Engineer and Planner will furnish recommendations to Council, but Councilmembers will make ultimate decisions on every change. Once the Council approved new text, it will go to the Town Planning Board and Orange County Planning Department for comment. The next step will be public hearings and the passage of Local Laws detailing the new Code provisions. Mr. Caplicki recommends addressing sections according to priority rather than chronologically. He further recommends sending each section through the approval process as the Council completes the text changes, rather than overwhelming everyone by presenting changes to the entire Code at one time. The Council supported this approach.

15. **Other Matters of Interest to the Board:** None

16. **Executive Session:** At 9:50pm, Supervisor Bloomfield made a motion to adjourn to Executive Session, seconded by Councilmember Cappella. Items to be discussed in Executive Session: School Resource Officer negotiations, Mr. Sullivan's property cleanup, Tax Cert. update.

Supervisor Bloomfield reported to the Town Clerk that the meeting was adjourned without further actions taken.

Respectfully submitted:

Susan Maysels, Deputy Town Clerk