

**TOWN BOARD WORKSESSION**  
**JUNE 25, 2007**

PRESENT:

Douglas Bloomfield	Supervisor	Kenneth Newbold	Councilman
Philip Canterino	Councilman	George Lyons	Councilman
Louis Cappella	Councilman		

ALSO PRESENT: Dennis Caplicki, Town Attorney; James Ulrich, Alpine Environmental

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

ITEMS DISCUSSED:

**1. Community Development Grant:** Jim Ullrich, from Alpine Environmental, came before the Board representing the Village of Goshen. He said he had received a call from Councilman Lyons saying the Town would be interested in partnering with the Village under Community Development for 2008. He said the Village had prepared a multi year application and he presented the Board with a tax map showing the plan. He said the plan is for drainage to be done in the down town area. He said after talking to George, he contacted Community Development and Joann Fazzino indicated joint applications with co-applicants can double the money in a single year application, but not multi year projects. He said he talked with the Village Board and scaled back their plans from a multi year project to a series of single year projects. Mr. Ullrich said the map shows what the Village would propose to do in 2008. He explained the problems the April storm created on Greenwich Avenue, Green Street, New Street and in and around the fire house.

He said the plan is to pick up the drainage at the cross culvert of the Rio Grande where it goes under Greenwich Avenue, near New Street, extend that up to Green Street, up to Bruen Place and pick up the drainage from the park and the Village Parking Lot on Rail Road Avenue. He said the cost projection would be approximately \$344,000 of which Community Development could conceivably give the Village \$125,000 and the Town \$125,000 and the Village would be responsible for the other \$94,000.

The Board discussed the project with Mr. Ullrich and he answered questions the Board had. The Board agreed there was no project within the Town that could meet the qualifications for the grant and therefore they would like to help the Village as the improvements are badly needed.

Councilman Cappella made a Motion to authorize the Supervisor to sign the Joint Application for the Community Development Grant. That the Village and Town share the money that is awarded and the Village will be responsible for any cost or liabilities thereafter. The Motion was seconded by Councilman Lyons. Motion carried unanimously.

**2. Commercial Code Discussion:** Supervisor Bloomfield explained Ed Garling, Town Planner, could not be present this evening. Attorney Caplicki presented the Board with a draft of the zoning text amendments. Supervisor Bloomfield explained the current CO – Commercial Zoning of the Town excludes retail. Highway Commercial or HC provides for retail. Councilman Cappella said he was concerned about 17 M in the Healey Auto dealer area which is currently Commercial property on both sides, although there is retail there. He felt it would be easier to bring in ratables if the area was all Highway Commercial. Attorney Caplicki said there is also a section of 17M going to Chester that is being considered for Highway Commercial as it is more flexible. Councilman Cappella said he hoped to establish the Commercial and Highway Commercial now as this is valuable property and once it is gone, it is gone. People moving into this area will want services, if the Commercial property is gone where are these services going to locate.

The Board discussed at length an email from Newell Miller, addressed to the Board, expressing his concern for the portion of the existing code 97-94-Accessory Apartment floor space. He stated that principal owners with lots (even less than 1 acre) are applying and receiving Planning Board approval for these so called accessory apartments. Mr. Miller said while they imply that these so called “mother/daughter” units are helping seniors who choose to reside with their children, there is also another side to this. He said we are approving the creation of future apartments for possible rental income in single family dwelling neighborhoods. Attorney Caplicki stated the current zoning does allow this. The Board will be addressing this.

**3. WATER RESTRICTION REVIEW – JOE KLOPCHIN:** Mr. Klopchin approached the Board asking for authorization to put out a voluntary water conservation alert to the Arcadia Development (Water/Sewer District #2). He explained there is no shortage now, but to keep from being in that position and the need for bringing in trucks of water he would like to be able to distribute the conservation alert to the residents. He said they would be hand delivered. The notice has a number of suggestions on how to conserve water such as turning off the tap when brushing teeth, checking faucets for leaks, etc. The Board approved of the notification and suggested it be sent out to all the water districts as ways to conserve water not as a restriction alert as much as a conservation alert.

The Board discussed other water concerns in the other water districts and Mr. Klopchin informed the Board of what was being done in the various locations. One problem was an area in Hambletonian Park where a resident is now taking in water who never had a problem in the past. Mr. Klopchin said he has a call into Al Fusco in reference to this. He said he believes when the contractor destroyed that gutted section it was understood

he would go back to the curb line and then connect it. Mr. Klopchin said it is orangeberg pipe and should never be in a right of way. It was telescoped and it is crushed, he said it has to be fixed, the man did not have a problem before, but he has one now.

The Board approved the voluntary water conservation alert and Mr. Klopchin will proceed with distributing them.

**4. SALESIAN PARK ASSISGNMENT UPDATES:** Supervisor Bloomfield reminded everyone of the joint meeting, between the Village and Town, which will take place on Wednesday, June 27<sup>th</sup>. The items the Village would like to address are: Proposed caps for fence points, addressing the fence issue with the insurance company representative, the Intermunicipal Cooperation Agreement in relationship to the NYS comptroller's Report of September, 2006 and hearing input from Joint Recreation Commission and other citizens.

Supervisor Bloomfield explained in September of 2006 the Village received a letter from the Comptroller's Office, saying something about an audit having to do with the Salesian property. He said the Village was the one who originally purchased the property and we purchased it later. One of the things the Comptroller's Office wanted to know was the strength of the municipal agreement. This will be one of the things the Mayor would like to discuss at the joint meeting.

Councilman Cappella reported the Town Highway Department has taken away the old barn, the stumps in the parking lot, the pole, one of the stair cases, parts of another stair case and some wire. Councilman Canterino reported when Trustee Cione contacted the Board stating she knew of a cap that could be used for the fence, he went to pick them up. He brought one back for the Board to inspect. He said he then emailed the insurance inspector and explained what the Boards were trying to do and sent all the documentation and a diagram of the caps. Councilman Canterino said he asked if these caps would be acceptable. He said he has since sent a follow-up email asking if he had time to review it, he has not received an answer. There was a lengthy discussion on the caps, the cost and installation.

**5. SET PUBLIC HEARING FOR ZONING & CODING CHANGES:** Attorney Caplicki referred to the draft code that was discussed earlier and presented a map to the Board showing the parcels addressed in the draft. He said the Board needs to get together before Thursday to correlate the text of the code. This is to make sure nothing has been left out, nothing has changed. Then the proposed code needs to be sent to the County Planning Department, our own Planning Department for review and then the Public Hearing. The changes were discussed again and Attorney Caplicki recapped some of them. He said you are removing PAC designations and putting them in floating zones,

special permit only from the Town Board. He went on to say the Board was removing bonus density awards in all the districts, changing areas of the Town from Commercial to Highway commercial, etc. The Board will review the draft before Thursday.

**6. FUEL TANK DISPENSING SYSTEM:** Supervisor Bloomfield stated that an audit was done in February on the DPW's fuel dispensing system. This audit reported a lot of problems in our system. He said many of the problems were fixed and yet the system is still not working. Reconciling tickets that have been eaten by the meters and things that happen in the middle of the night when the fire trucks are coming in for fuel, made it impossible for Highway to accurately reconcile. Therefore, the Highway Department solicited bids for a fuel dispensing system and received two quotes. Steve Kalka, Environmental Consultant, has recommended Conklin Services & Construction Inc.

Councilman Cappella reported a couple of years ago Highway had looked into obtaining a fuel dispensing system and the price quoted was \$50,000. He said Mr. Kalka informed him he could now obtain a system for a lot less. He said they obtained three bids, the Conklin bid for \$11,890.00 for equipment and \$6,670.00 Labor and Materials for a total of \$18,560.00. The second bid was offered by Fuel Force Fuel Management System, a System Total of \$5,245.00 and Dispenser and Installation \$6,600.00 for a total of \$11,845.00, Labor and other charges to be determined. The third bid was just phoned in and was \$25,000, "just off the top of his head". Mr. Kalka suggested the Conklin bid and the Board was not clear on what other charges were involved with the Fuel Force Fuel Management proposal. It was decided Councilman Cappella would investigate this proposal and obtain answers so that the Board can make a decision at Thursday's meeting. Councilman Cappella said Representative Annie Rabbit had obtained a grant for \$4, 524.00 and he said Highway has about \$4,500.00 to \$4,700.00 surplus after purchasing the broom and the sweeper. He said these funds will go toward the purchase of the dispenser.

**7. ACCEPTANCE OF EXCESS COMPUTER SURPLUS:** Supervisor Bloomfield reported there was only one bid for the excess equipment. He said the bid was for \$118.00. The Board decided to offer the buyer all the equipment that is left for the \$118.00, to save the Town from the cost of disposing of it. Supervisor Bloomfield made a Motion to sell the surplus equipment to George Ponzoni for the sum total of \$118.00. The Motion was seconded by Councilman Lyons. Motion carried unanimously. The Town Clerk will contact Mr. Ponzoni and inform him he has been awarded the bid and may take the remaining equipment if he chooses.

**8. RESOLUTION – DANA DISTRIBUTORS:** Supervisor Bloomfield introduced a Resolution for the settlement of a tax certiorari between the Town of Goshen and Dana Distributors. The Board discussed the Resolution and it was agreed Mr. Hagstrom should rewrite the Resolution to include the amounts to be paid back and the time spans

involved. Will be placed on Thursday's agenda. Tax certioraris were discussed at length, the cause and affect of them upon the Town.

**9. ANY OTHER MATTER OF INTEREST TO THE BOARD:**

Councilman Lyons inquired about a letter from Stern & Rindner referring to the proposed subdivision, New Horizons. The letter is asking for Board approval for it's proposed centralized sewage disposal system. Supervisor Bloomfield replied he had sent a reply stating the Town Board has decided it is not in the best interest of the Town to accept dedication of the proposed facilities

Storm Water Districts were discussed and Attorney Caplicki stated there will be a lot of special districts that will have to be set up in the future for all these various projects.

Supervisor Bloomfield made a Motion to go into Executive Session to discuss the following, with no intent to return:

1. Dr. Serdarevic Litigation
2. Kenneth Sullivan Litigation
3. 6 Larchwood Cleanup – 1 Lark Terrace
4. SR/BOCES Negotiations
5. Dial-A-Bus Retroactive Pay (two Employees)
6. PBA/Town Mediation Status
7. Personnel

The Motion was seconded by Councilman Cappella. Councilman Newbold requested personnel be added. Motion carried unanimously.

Time: 9:30 p.m.

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Valma Eisma, Town Clerk