

TOWN BOARD WORKSHOP MEETING

March 18, 2014

A regularly scheduled Town Board Workshop Meeting was held on Tuesday March 18, 2014 in the Town Hall 284 Broadway Port Ewen, New York at 7:30 PM with the following persons in attendance:

Supervisor John Coutant
Councilperson Gloria Van Vliet
Councilperson Wayne Freer
Councilperson Kyle Barnett
Councilperson Diane L. McCord

Recording Administrator Holly A. Netter, Town Clerk

Myles Putman – Planning Board Consultant
Fred Zimmer – Planning Board Member
Michael Minor – Planning Board Member

Supervisor John Coutant called the meeting to order at 7:30 PM.

Public Comment: None

**Executive session – Interviews Francis Skerritt – ZBA, Mercedes Ross ZBA & Planning, Bill Fitzgerald
Assessment Board of Review**

Appointments for vacant board positions will be made at the Town Board Meeting on March 20, 2014.

Presentation Church – Parking Lot

Bill Fitzgerald, representative for the Presentation Church attended the meeting. The Town Board had made a promise to the Presentation Church to notify them of their intent to purchase the property by March 18, 2014. Although neither Assemblyman Cahill's Office nor the Dormitory Authority would put anything in writing, Supervisor John Coutant reported that the progress that was made obtaining the grant was promising. In a short period of time the application has been passed on to a higher level of authority. The Dormitory Authority requested a copy of the survey map, a copy of the contract and the appraisal all of which was sent to them today. Supervisor Coutant felt all the indicators looked positive for approval. Once the approval is given, Father Carl has the authority to sign the contract for the Presentation Church. A \$4,000 deposit is required at the time of signing of the contract and will be made subject to a lot line adjustment. The Planning Board can handle the request for a lot line adjustment in one meeting. Mr. Fitzgerald thanks the Town Board for all the work that had been done since the last meeting.

Loren Pratt - Workers Compensation

Loren Pratt, Vice President of Marketing from the New York State Municipal Workers' Compensation Alliance attended the meeting. Mr. Pratt was invited by Councilperson Diane McCord. Mr. Pratt came to educate the Town Board, help them understand the program they are in and the options that they have. After a lengthy discussion it was determined the Town Board needs to review a copy of the Local Law that was signed when the town joined Ulster County Self Insurance Plan. Questions were posed such as; how are the charges actually being calculated and how much would it cost the town to get out of the program they are currently in. A copy of the local law will be sent to Loren Pratt and he will help the Board anyway he can. The County report is very confusing and needs some clarification. The Town is entitled to understand what we are paying for and other options we may have.

Myles Putman – River Heights – PUD

Based on an application that was submitted to the Planning Board earlier this month regarding a piece of property that was originally Riverview Condominium Property leads our Planning Board consultant Myles Putman to believe there will be a request made to amend the original PUD (1985) located at North Broadway. The developer proposes a Town Home Plan on the 3 acres located at the top of the development. The Planning Board and Town Board Involvement on a PUD amendment is a 3 step process. The Planning Board gets a sketch review and brings it to the Town Board. The Town Board then needs to address the zoning change issue as well as the SEQRE determination under the Environmental Quality Review Law. Once that happens the plans go back to the Planning Board for a final site plan approval. The residential component of the original project has been developed. In the 1980s the Town Board came up with a plan that worked for the Town as well as the developer to allow for non commercial uses on these properties. Office space and a restaurant were originally proposed for this property. When the project is officially presented to the Board they will need to have consistency with the master plan and what the Towns' goals are. Since this is a partially developed PUD it makes sense to get the Town Board and the applicants familiar with each other. This was an informal referral. Barry Medingboch represented the developer and James Reynold, architect for the project, attended the meeting.

Supervisor John Coutant was on the original Town Board as a Councilperson when the PUD was approved. He explained that at that time there was a 21 slip marina which was proposed on the strip in front of the condos which the Town of Esopus was going to be part owner of with a launch ramp. Also a road was going to be developed around the property and connected to Sleightsburgh Park, but was never completed. The 21 slips were assigned to condos and those owners had paid more for their units. The view and aesthetics were/are important to the Town Board and they concurred with the Planning Board the view should be preserved. The restaurant that was proposed for the parcel in question was limited to one story and the lower level would be glass. In 1987 after the PUD was approved 3 parcels were made out of this original parcel creating the waterfront piece, condo section and the restaurant area. The Town Board had never been approached to divide the PUD nor did they give approval of that subdivision. The question of whether there is a clear title was also raised. Mike Morriello is representing this project now for the developer. The Planning Board attorney, Peter Graham, will be asked to review this issue. We also need to know what happened at the County level when the property went up for taxes.

Don Kiernan – Water Department Information

The Water and Sewer Board has asked Water Superintendent Don Kiernan to come up with a few priorities that will need to be addressed over the next couple of years. A meter change out program was discussed. The change out program is being driven by the AWWA no lead rule which now prohibits the purchase of meters that have lead in them. This has doubled the price of water meters. Radio Frequency meters will be used. These will be phased in over a 3 -5 year program and Superintendent Don Kiernan would like to begin in 2015. This will be about a \$250,000 program for 1400 meters. Mr. Kiernan would prefer to budget for them over the course of several years and is opposed to going for a bond. The positive side is there will be no more lead. Also, it currently takes 75 man hours each quarter to read the meters. Once the new set up is in place the entire district will be read in a matter of 6 hours. The reader gets docked and the information automatically is uploaded to our system, eliminating the manual input. It will take approximately 15 minutes to install a meter to a home and they are much more accurate. Superintendant Don Kiernan will continue to search for grant opportunities. The transition will be smooth. The other Item that will need to be addressed in a few years is the painting of the tank. In 1995 it cost \$85,000 to paint the tank. Due to all the new regulations the preliminary estimated cost for this project is expected to be between \$650,000 and \$850,000. It may be more cost effective to purchase a new Fiberglass/Concrete tank which will be maintenance free and sell the other for scrap. A new tank is estimated to be 1.2 million dollars and we will need to bond for the tank in approximately four years. The City of Kingston recently put the exterior painting of their Florence Street water tank out for bid and the cost was \$500,000. Other miscellaneous problems that are surfacing are town residents flushing wipes that are really not flushable. They do not break down like toilet tissue. Tuesday night 3 pump stations went down all at one time it was all due to Central Hudson. It took over a week for Central Hudson to get back to Superintendent Kiernan.

Resolution – Highway Superintendent to Attend School in Ithaca

A request has been made by Highway Superintendent Michael Cafaldo to attend the 2014 Highway School in Ithaca, NY from June 1st – June 4th. He has also requested Bruce Woinoski attend this school with him. Resolution to be made at the Town Board Meeting on March 20, 2014

Resolution – Appointment Waterfront Advisory Board

Brett Gehrke, Resolution to be made at the Town Board Meeting on March 20, 2014

Resolution – Town Clerk to Attend Conference

A request has been made by Town Clerk Holly Netter to attend the Annual Town Clerks Conference in Saratoga, New York from April 27th – April 30th 2014. Resolution to be made at the Town Board Meeting on March 20, 2014

St. Remy Reform Church Luncheon – Community Room

St. Remy Church is hosting a veteran appreciation luncheon on May 18th, 2014. The church does not have adequate facilities for serving a large luncheon and the Veterans utilize the town community center for their monthly meeting. Therefore, the Town Board has granted the church permission to host

the luncheon in the Community Center at no charge. We all appreciate what the veterans have done for our country.

Ulster County Sales Tax – Received

\$30,279.18 was received.

Miscellaneous items discussed

Supervisor John Coutant has drafted a letter in response to a request by Jay Mauer regarding a water issue. The Town Board and Councilperson Barnett will review the letter and it will be sent out. Letters from Mr. Mauer and Supervisor Coutant have been added as addendums A & B to the minutes.

Adjournment

A Motion to adjourn at 10:17PM was made by Councilperson Diane McCord seconded by Councilperson Wayne Freer. All Town Board Members voted in favor. Motion Carried.

Respectfully submitted,

Holly A. Netter
Town Clerk