

**TOWN BOARD WORKSHOP MEETING
OCTOBER 3, 2016**

A regularly scheduled Town Board Workshop Meeting was held on Monday, October 3, 2016 in the Town Hall 284 Broadway Ulster Park, New York at 7:30 PM with the following persons in attendance:

**Supervisor Diane McCord
Councilperson Gloria Van Vliet
Councilperson Wayne Freer
Councilperson Kyle Barnett - Absent
Councilperson Leslie Kalmus - Absent**

Administrative Recorder: Holly A. Netter, Town Clerk

Supervisor Diane McCord called the meeting to order at 7:30 PM.

PUBLIC COMMENT –

Scott Dutton, Architect, attended the meeting to discuss a parcel of land located at 56 Main Street Esopus, currently being used by Captain Vantastic owned by Arthur Lane. He is currently in contract to purchase the property. Arthur is retiring and putting the property on the market. It is currently zoned as Neighborhood Commercial. Myles gave him a list on permitted uses and currently there are some non conforming uses presently on variance. Scott and the Lane's are looking to expand the area to general commercial, which will allow use of the building without variance. A package was given to each Board member. The property was formally used as the Esopus Fire Department prior to their new location on 9W. A lengthy discussion was held regarding how, when and why the property was zoned neighborhood commercial. Concerns of how the residents would feel were expressed. If it was zoned General Commercial there would be control through the ZBA for special use and would be subject to planning review. The Town Board will review the request. There are 3 businesses in the general area and 22 residents. Mr. Dutton was instructed to write a formal letter requesting the consideration of the change. A Public Hearing will need to be held and the Board can determine how the neighborhood feels about the change.

Town Hall Carpet Cleaning

Supervisor McCord said the carpets in the Town Hall need to be cleaned. 2011 was the last time they were professionally cleaned at the cost of \$2100. A new quote was received and the current cost is \$2,600. Councilperson Gloria Van Vliet said she felt we need to maintain the carpet the best we can.

A MOTION WAS MADE BY SUPERVISOR DIANE MCCORD TO HIRE SERVICE MASTER TO CLEAN THE CARPETS THROUGHOUT THE TOWN HALL FOR THE AMOUNT OF \$2,600. THE MOTION WAS SECONDED BY COUNCILPERSON VAN VLIET. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

PROPOSED RECREATION BUILDING

Dan Vedder attended the meeting to answer any questions regarding the sketch plan for the new Recreation Building. Dan will obtain up to date prices from 3 companies and will ask for a price guarantee for 60 - 90 days. Councilperson Freer asked if we should put the entire building out to RFP; he was not sure the Town had the capability of constructing the building on its own. Questions were asked regarding would there be air condition – no. Does the building need 4 bays? Dan answered yes. Highway is willing to work with Dan Vedder to construct the building however, their time needs to be charged back for the building of the new structure. The Board needs to know the total figure before moving forward. Mike Cafaldo will be asked for an estimate of time and man power. Three written prices are needed for each of the items: electric, doors, masonry etc. Dan Vedder said when he was originally obtaining quotes he called many contractors who did not respond. He was told if the companies are not interested to ask for that in writing as well.

Paul Keller will be contacted to confirm that the Capital funds can be used for this purpose and whether it is subject to a permissive referendum since it is government funds not taxpayers money. Another option is to draw up a RFP sending the entire building out to bid with a completion of 60-90 days which may be quicker and easier. The Town could also go out to bid for just the shell of the building.

RECREATION BUDGET REVIEW – Kathy DiSciullo

The Board continued their budget review with Kathy Discuillo, Recreation Director. At the last workshop meeting it was determined the cost of the summer camp program needed to be increased to close the deficit. After discussing the matter and reviewing the numbers it was decided Town Residents attending the camp program will pay \$250 per child. This program runs 30 hours per week for 7 weeks. The cost breaks down to \$35.71 per week/\$1.19 per hour. The Non Resident rate will be \$300 per child. No sibling discounts will be offered. The number of counselors will be reduced to 12. Kathy will be meeting with the bookkeeper to review her numbers next week.

COMPREHENSIVE PLAN – ZONING BOARD REPRESENTATIVE

There were two interested ZBA members who offered to sit on the new Comprehensive Plan Board, Melanie Marino and Francis Skerrit.

A MOTION WAS MADE BY SUPERVISOR DIANE MCCORD TO APPOINT MELONY MARINO TO THE COMPREHENSIVE PLAN BOARD TO REPRESENT THE ZONING BOARD. THE MOTION WAS SECONDED BY COUNCILPERSON FREER. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

REFERRAL OF LOCAL LAW 1 AMENDING SECTION 123-46-b (4)

Whereas, the Town of Esopus has determined the need to amend Section 123-46 B (4) and

Whereas, Local Law No. 1 has been proposed to replace the text with the following:

Hearing Notice. Notice of the public hearing shall be published once in the official newspaper of the town, at least 5 days prior to the date of such hearing. In addition, the Planning Board shall cause a notice of such hearing and explanation of the proposal to be mailed to the owners of all property adjacent to or directly across the street or right of - way from the subject property. Such notices shall be sent to the owner's last known address as shown on the most recent Town Tax Assessment records and mailed at least 5 days prior to such hearing.

Therefore Be It Resolved this matter is referred to the Ulster County Planning Board and Esopus Planning Board for review.

Resolution offered by:	Councilperson Wayne Freer	
Seconded by:	Councilperson Gloria VanVliet	
	Councilperson Gloria VanVliet	AYE
	Councilperson Wayne Freer	AYE
	Councilperson Leslie Kalmus	Absent
	Councilperson Kyle Barnett	Absent
	Supervisor Diane L. McCord	AYE

All member present were in favor - Resolution adopted.

BQ SCHEDULE AGREEMENT

Les Kalmus has agreed to join Supervisor McCord in the meeting to discuss the BQ Energy agreement. The meeting is scheduled later this month.

Discussion on Memorializing Resolution contesting NYS executive order #157

No Board Member fully understood the purpose of the sample resolution provided by the Town of Woodstock to contest the NYS executive order #157. They felt it unnecessary to pass this memorializing resolution.

TOWN OF ESOPUS
RESOLUTION TO PURCHASE (3) FREIGHTLINER TRUCKS
FOR HIGHWAY DEPARTMENT

BE IT RESOLVED, by the Town Board of the Town of Esopus, in the County of Ulster, State of New York the following:

WHEREAS, our Highway Superintendent, Michael Cafaldo, has submitted a request to purchase the following equipment to replace (3) International Trucks:

- (2) 2017 Freightliner 4 X 2 Trucks Model 108SD - \$140,010.00 each
- (1) 2017 Freightliner 4 X 4 Trucks Model 108SD - \$167,980.00 each

Total Purchase Price: \$448,000,000

PAYMENT TERMS – 60 months OR 5 YEAR TERM LEASE.....\$94,892.51 Per Year

THEREFORE, BE IT RESOLVED, that the Town of Esopus Town Board authorizes the purchase of the (3) Freightliner Trucks requested for the Town of Esopus Highway Department.

Resolution offered by: Supervisor Diane McCord
Seconded by: Councilperson Wayne Freer

The Board was polled:

Councilperson Wayne Freer	AYE
Councilperson Gloria Van Vliet	AYE
Councilperson Kyle Barnett	Absent
Councilperson Leslie Kalmus	Absent
Supervisor Diane McCord	AYE

ALL TOWN BOARD MEMBERS PRESENT VOTED IN FAVOR. MOTION CARRIED

MISCELLANEOUS

Supervisor McCord announced Jessica Winchell needed to resign from the Economic Development committee because of her work schedule. Steve Murphy has offered to take her place.

PRENDERGAST POINT

Supervisor McCord has received a complaint from Frank Basile from Prendergast Point in Rifton. His next door neighbor is using the property to operate an Air B & B. The individual has

blocked Mr. Basile from getting into his own home. The property is zoned R - 40 single family and should not allow for a B & B. Legislation is needed to prohibit the air B & B's.

Mr. Basile had contacted the Zoning officer who said it is a neighborhood problem. The Board wondered if the Deputy Building Inspector has a different opinion. Air B & B's are becoming a problem. County and Towns are losing out on tax money.

Trees on Bayard and Lampman Ave update

Central Hudson will pay ½ of the cost to remove the 2 trees on Bayard Street and Lampman Ave. Central Hudson will have to hire a contractor to remove them. The Town has to pay upfront and they will reimburse us. The cost is \$3,000. Councilperson Freer said if Town manpower needs to be used to remove the trees once the trees are on the ground, Central Hudson should also be billed for half of their labor.

Damaged poles from accident on Broadway near the Mercantile Store

Gieco has paid \$14,176 for the damage to the pole caused by the accident on Broadway. The accident not only damaged the pole, it caused a series of poles not to light.

WOLFIELD – 266 New Salem Road

Mr. Wolfieled has expressed a concern of a potential hazard on New Salem Road. His neighbor has built a fence which prohibits him from seeing up the road. Mr. Wolfieled contacted the County who intern wrote a certified letter to the homeowner expressing this safety concern and advised the owner the County would not be responsible for any accident.

ADJOURNMENT

A MOTION TO ADJOURN WAS MADE BY COUNCILPERSON WAYNE FREER AT 8:55 PM AND SECONDED BY SUPERVISOR MCCORD. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

Respectively submitted,

Holly A. Netter
Town Clerk, RMC