

TOWN BOARD WORKSHOP MEETING

July 7, 2014

A Public Hearing was held on Monday July 7, 2014 in the Town Hall 284 Broadway Port Ewen, New York at 7:30 PM with the following persons in attendance, the regularly scheduled workshop meeting immediately followed:

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

Recording Administrator Holly A. Netter, Town Clerk

Supervisor John Coutant called the Public Hearing to order at 7:34 PM.

Public Hearing

Proof of Notice having been furnished, the Public Hearing on the Annual MS4 report was called to order at 7:34 PM by Supervisor John Coutant.

The MS4 report is mandated by the State and a copy is available for review in the building department. There were no comments made.

All persons desiring to be heard, having been heard, the Hearing was terminated at 7:36 pm.

Motion to adjourn the Public Hearing was made by Councilperson Wayne Freer and Seconded by Councilperson Diane McCord.

Workshop Meeting

Supervisor John Coutant called the workshop meeting to order at 7:37 PM.

Public Comment:

Keith Lewis of 35 Rifton Terrace, discussed the boarding house located at 15 Rifton Terrace. Mr. Lewis has done some research and found the boarding house does not have a permit to operate, it expired in 1973. He feels no one gets to avoid regulations and responsibilities; failure to live up to live up to the responsibilities has lead to a worsening situation. Eli Melamud, is the owner of the boarding house. He believes Mr. Melamud feels he is doing the community a favor by providing housing to people in need, and everyone can appreciate that. However, the neighbors agree there needs to be better screening of the boarders. There has been sex offenders allowed in the home while the school bus stop is located in front of the property. Neighbors report the boarding house has been surrounded by Police at times. EMS will not answer a call without police presence. A house manager currently lives at the boarding house however, does not seem to be helping matters. There seems to be more violence and the neighborhood is less safe. The neighbors feel that their safety and quality of life are in jeopardy.

Supervisor Coutant said he recalled the original application from 1973 and the Town did allow an Adult boarding home. In 1973 Mr. Melamud was not the owner. An operating permit was to be renewed annually. The permit has only been renewed once. There have not been any issues with the property when the Building and Fire Inspections have been done.

Supervisor Coutant believes Mr. Melamud will need to come back to the Planning Board with a site plan. The original permit allowed for 9 boarders. Bill Barnes, prior Building inspector allowed it to go from 9 – 12 people. Diane Makin - Ross said at one point Mr. Melamud had so many people living in the boarding home that he allowed a man and his son to pitch a tent.

Fred Zimmer of the Planning Board was also in attendance. Mr. Melamud had attended the pre submission meeting on July 1st and was placed on the agenda for the July 9th Planning Board meeting. The following residents of Rifton Terrace attended to express their concerns Michale Ankrom, Janet Hoyer, Missy Harjes, Mike Santoro, Riane Makin – Ross, Keith and Lisa Lewis, Geoffrey Abdallah.

Janet Hoyer said she has lived on Rifton Terrace for 17 years and had worked in NYC for a not for profit agency. She fully understands the need for people to have an affordable safe environment so they can move forward and better their lives. Over the years the residents have invited Mr. Melamud to meeting in an attempt to handle matters in a neighborly fashion. The residents of Rifton Terrace feel they have been understanding in the past, however there has been a change in the quality of people who are being allowed to live there over the past few years.

Michael Santoro gave a copy of a letter with reports attached from the Ulster County Sherriffs's office to Supervisor Coutant regarding the calls made at 15 Rifton Terrace. There have also been calls made by the State Police but those records were not available.

The Planning Board and Town Board consider this a very serious issue. They will research the situation. The Board appreciates everyone bringing this matter to their attention. The Board asked if it was possible to have the name, address and phone numbers of a few neighbors. The Board will keep those individuals informed and they will share the information with their fellow neighbors. Councilperson Freer stressed if anyone sees something, say something and call somebody. Illegal activity should be reported to State Police or Sheriffs Dept. if it is an immediate problem call 911. Supervisor Coutant gave the residents his cell number if there was something they feel he should know about.

Michael Withall and Samantha Jones from 1688 Route 213, Rifton came to the workshop meeting to find out how to go about getting the speed limit on 213 reduced to 30 MPH. They share a driveway with Coffee Systems which is a blind driveway. Supervisor Coutant said 213 is a State Road and unfortunately, unless there is a history of accidents, the State is not usually inclined to reduce the speed. The Board also suggested they ask for a BLIND DRIVEWAY or CHILDREN AT PLAY sign from the State to help with the entry and exit from the driveway. Supervisor Coutant offered to write a letter to the state and suggested the neighbors in that area do the same. Councilperson Freer suggested the letters go to the local engineer in Poughkeepsie (Burnett Blvd).

Randolph Horner – Solar Project

Randolph Horner, Esopus Solar Project Manager stated; “ we are closing in on a final contract with our vendor.” When the contract is reviewed by the Board and the Town Attorney Paul Keller; they will be prepared to pay over the project develop money that has been part of this procurement process from the beginning which will defray our town costs of the electrical interconnection study and the environmental clearance. He appreciates the support this project has received from the Board.

Supervisor Coutant asked Mr. Horner about the selection of the solar panels. Since the beginning of the project the town has always been concerned with making sure the panels were made in the USA. The panels will be made in the USA however, the solar manufacturing company we have here in town, does not make the type of panels needed for this landfill project. The company’s specialty is designed to work with white roofs which do not pertain to this project and Mr. Horner will keep the company in mind for future projects in the Ulster County area that may be able to utilize that panel. Start date is expected to be early fall. The EPA has been advocating across the nation to utilize closed landfills to house solar arrays. The EPA paid a visit to the Town of Esopus to see what has already been accomplished here and to view the future site at our landfill.

Kurt Dankelman – U.C. Resource Recovery Update

As discussed in the prior workshop meeting, Ulster County Resource Recovery Agency (RRA) is looking for municipalities to renew their 10 year Solid Waste Management Agreement contracts which will expire December 31, 2014. Supervisor Coutant was notified the Agency will continue to service the municipalities after the contract ends on December 31, 2014 through June 30, 2015 to give the municipalities additional time to explore the options that the town has and if the town wants to continue to deal with the RRA. Pull charges and tipping fees will remain the same through June 2015. No new boxes or roll-off trucks will be purchased between now and June 30, 2015 and a rental fee will not be charged. Mr. Dankelman and Supervisor Coutant will continue to research the options to determine the most economical way to deal with the contract.

Kurt Dankelman – Storm Damage Update

The scale at the transfer station was hit by lightning. The scale company will be coming to assess the damage.

Mike Cafaldo – Storm Damage Update

Highway Superintendent Mike Cafaldo shared pictures of damage sustained throughout the town from the recent storm. Major damage occurred on Swartekill Road, Floyd Ackert Road and Vanderwater Road had a mudslide. According to the rain gage we received 4 inches in 1 hour in the Esopus area. We also had many trees and branches come down. Supervisor Cafaldo said the employees from the Highway department worked from 5 pm – 12 pm and came back in on July 4th to make sure the roads were open. Supervisor Coutant informed the Board there was damage at Freer Park and the other parks were also hit hard by the storm.

U.C. Election Expense Takeover

Resolution No. 224, Authorizing Ulster County to Pay for the Cost of Election Expenses is being proposed by the Ulster County Legislature on July 15, 2014. John R. Parete, Chairman, Ulster County Legislature, had sent an email to all Supervisors notifying them of this Resolution which was to be introduced at the July 15th meeting. Chairman Parete believes there would be a tremendous and positive effect on the Town's budget if the resolution passes. He encouraged the Supervisors to reach out to our County Legislators and County Executives to speak in favor of Resolution No. 224. Supervisor James Quigley from the Town of Ulster has encouraged every Town Board in Ulster County to put together a resolution to make a statement of their Town's position. Supervisor Coutant asked the board to look over the sample resolution Supervisor Quigley provided and give input as to how they would like to proceed. The discussion will continue at the next workshop meeting.

NIMS Training

NIMS 700 introductory training will be offered by Councilperson Wayne Freer on Tuesday July 8, 2014 at 12pm. All members of the Board are required to have the NIMS Certification to ensure eligibility for FEMA money and future grants. If Highway and Water/Sewer personnel are unable to make the class, they will have the option of taking the course online or a separate training class will need to be rescheduled for them so we are in compliance. There are many levels of NIMS training. The title of the individual depicts the levels of training that are required. The Ulster County Town Clerk's/ Tax Collectors Association will be hosting the next level of training here at the Town of Esopus on July 10th from 10pm-2pm.

Halstead – Connelly

Allen and Darlene Halstead of 110 Second Street Connelly, NY had issued a letter to the Town Board asking for the Town Board to look into a matter they were having with the Building Department and the issuance of a C.O. for their property. The Supervisor made the Board aware the C.O. has been issued. As the applications come before the building inspector he needs to look at each application separately

and the surveys must stand alone. There is a dispute of the property line between the neighbors. If surveys overlap and there is a question of the property line it is not the Town's responsibility to determine which survey is correct.

Tucker Pond – Peter C. Graham, Esq. (letter)

The Town Board requested Peter Graham, attorney for the Esopus Planning Board, to review the proposal of Esopus Estates, LLC to change the condominium project known as Tucker Pond to a multi-family rental project. He reviewed the State Law, The Town Code Section 123-13 (B) and spoke to the Assessor, Building Inspector and Planning Consultant. Mr. Graham's opinion requires the developer to return to the Planning Board to Amend the Conditional Use Permit that was previously issued.

Peddler's License – Pratt

Sheila Pratt has applied for a Peddler's Permit to operate an Ice Cream Truck here in the Town of Esopus. All members were in favor.

Miscellaneous items discussed

There was a discussion regarding the \$1,000,000 insurance requirement that was put into effect April 2013 for anyone wishing to apply for an alcohol permit in conjunction with a park rental. Many times it is cost prohibitive for people to obtain the additional insurance and we are losing revenue. There are several issues that will need to be reviewed before the 2015 rental season begins.

Adjournment

A motion to adjourn at 9:10 PM was made by Councilperson Kyle Barnett and seconded by Councilperson Wayne Freer. All Town Board members voted in favor. Motion Carried.

Respectfully submitted,

Holly A. Netter
Town Clerk