

Town Board Workshop Meeting
March 20, 2014
7:30 p.m.

Present: Supervisor Susan Zimet, Councilwoman Jean Gallucci, Councilman Dan Torres, Councilman Jeff Logan, Councilman Kevin Barry.

At 7:30 p.m. a motion was made by Councilman Torres to open the meeting with the pledge. Seconded by Councilwoman Gallucci, all aye votes cast, motion carried.

Agenda: -Bookkeeper's request, -Community Liaison Reports

A motion was made by Councilwoman Gallucci to adopt the agenda as amended. Seconded by Councilman Torres, all aye votes cast, motion carried.

Public Comment:

Ira Margolis commented on the bullying and threats made by the College's representatives relative to the statements made by Wilmorite about having to have a \$10 million assessment. This is a disaster waiting to happen.

Presentation to the Board for Recreational Resort- Steve Turk from Rocking Horse Ranch:

Steve and Shelly Turk, owners and operators of Rocking Horse Ranch and SplashDown Beach presented Wildberry Lodge-Not your typical indoor water park hotel. Mr. Turk described the project as a smaller, boutique indoor water park resort. It would be a disservice to New Paltz to have a private resort mentality. The project would be built on the 57 acre parcel currently owned by Sam Plessner and would include the following: 4 story hotel with 250 guestrooms, 10,000 sq. foot conference center and ballroom that can accommodate up to 600 guests, 2 central restaurants and 1 small café (local vendor), a demonstration kitchen, indoor (70,000 sq. ft.) and outdoor water park, indoor and outdoor climbing wall, 10 lane bowling alley, zip line stations, adventure ropes course, ice skating rink, 8 outdoor and 4-6 indoor tennis courts, spa and fitness center and adventure concierge with continuous running shuttle service with routes through the Village and more. The mission is to cater to active families.

Mr. Turk's attorney Jennifer Van Tuyl introduced Rocco Timone, CFO, Chief of Staff, who explained the projected numbers. This project will require 750 construction jobs for its completion, and Mr. Turk insists on local contractors, vendors and merchants. Approximately \$45 million in materials, furniture and fixtures will be purchased, which will flow down to local vendors. When completed, 250 permanent year round jobs will be created. During peak times, the staff will be increased by 50% and will consist of high school and college students. Based on a \$75 million assessment, this project qualifies for a standard 10-year PILOT with \$6.5 million in tax abatement, but pay approximately \$17.2 million in taxes. It is projected that in the first year, \$1.5 million will be paid in sales and occupancy taxes on the state, county and local levels. The guests will patronize local establishments that will create a significant economic benefit to New Paltz.

Ross Welovitz discussed the potential impacts of the project. It is providing recreation to the community and paying school taxes. Compared to previously proposed projects for this location, this project will create 80% less traffic and 30% less water/sewer usage than those before. There will also be less site disturbance, half the number of parking spots and less time to complete than prior projects.

Attorney Van Tuyl explained that this is just the beginning and that there will be many more meetings and public hearings with input from the Town and the community. This project incorporates a combination of uses in a comprehensive package that transcends existing zoning definitions. We will have to treat this in a way that creates a definition of its own and develop a zoning definition of what the use is. She requested that the Town Board refer this matter to the Planning Board for an informal review, and refer this to the Town Attorney and Planning Board Attorney to develop a type of regulation program that is in the Town's interest. Attorney Van Tuyl also indicated that the company is prepared to post an escrow to pay for the Town's consultant fees, etc.

Supervisor Zimet indicated that New Paltz as a community is very lucky because there is a town in Orange County that wants this project, but Mr. Turk chose us. These are the very early stages and there is still a lot of work to do.

Fran Wishnick asked about the timeframe for the project. Attorney Van Tuyl indicated that Mr. Turk and his team are dedicated to moving forward expeditiously.

Councilman Logan asked if the Town Board and Planning Board could do a coordinated review. Attorney Joe Moriello indicated that that is possible.

Josh Honig stated that this is the most exciting project that he's seen come forward.

Ira Margolis stated that this is a benefit to the Town because it will be paying its fair share of taxes and Mr. Turk and his team are decent people who care about the community.

Next Steps:

Attorney Moriello indicated that the issue right now is that this project does not fit in with existing definitions in the Zoning chapter and the Master Plan. The Town Board needs to determine if the code needs zoning amendments. The Town should also establish escrow accounts for the Town Board and Planning Board expenses.

A motion was made by Councilman Barry to refer this matter to the Town Attorney and Planning Board Attorney to begin the process to develop a regulatory framework that would accommodate this use. Seconded by Councilwoman Gallucci, all aye votes cast, motion carried.

A motion was made by Councilman Barry to refer this project to the Planning Board for an informal review. Seconded by Councilman Logan, all aye votes cast, motion carried.

8:55 p.m.-Break

9:15 p.m.-Return

Start Up NY Campus Plan:

SUNY President Donald Christian is looking for feedback from the Town Board relative to the draft plan that was developed by Governor Cuomo to expand existing business and industry and attract new businesses to the State of New York, through partnerships with college and university campuses. Each campus's participation is guided by a plan that includes identifying land or space to be included in the program; describing the types of businesses that may partner with SUNY; explain how prospective business partners will align with the campus academic mission; illustrating how a partnership may have a positive community and economic impact; and outlining the process by which a campus will select participating businesses.

Councilman Barry volunteered to be on a subcommittee that should meet with college representatives to get more details about this plan. The Town Board will draft a letter in response to this plan.

Annual Declaration of April as Parkinson's Awareness Month:

A motion was made by Councilwoman Gallucci to adopt the following proclamation in honor of Larry Broad. Seconded by Councilman Logan, all aye votes cast, motion carried.

WHEREAS, Parkinson's disease is a progressive neurological movement disorder of the central nervous system, which has a unique impact on each patient; and

WHEREAS, according to the Parkinson's Action Network, the Parkinson's Disease Foundation, the American Parkinson's Disease Association and the National Institute of Health, there are over one million Americans diagnosed with Parkinson's disease; and

WHEREAS, symptoms include slowness, tremor, difficulty with balance and speaking, rigidity, cognitive and memory problems; and

WHEREAS, although new medicines and therapies may enhance life for some time for people with Parkinson's, more work is needed for a cure; and

WHEREAS, increased education and research are needed to find more effective treatments with fewer side effects and ultimately a cure for Parkinson's disease; and

WHEREAS, a multidisciplinary approach to Parkinson's disease care includes local wellness, support, and caregiver groups; and

WHEREAS, April has been proclaimed as World Wide Parkinson's Awareness Month for all to recognize the need for more research and help in dealing with the devastating effects of Parkinson's disease.

NOW, THEREFORE, I, Susan Zimet, Supervisor of the Town of New Paltz, do hereby proclaim April as Parkinson's Awareness Month in 2014.

Sale of Police Crown Victoria:

A motion was made by Councilman Logan to sell the Crown Vic to SUNY Ulster for \$2,500. Seconded by Councilman Torres, all aye votes cast, motion carried.

284 Agreement for Expenditure of Highway Monies:

A motion was made by Councilwoman Gallucci to approve the following agreement:

AGREEMENT between the town Highway Superintendent of the Town of New Paltz, Ulster County of New York, and the undersigned members of the Town Board. Pursuant to the provisions of section 284 of Highway Law, we agree that monies levied and collected in the town for the repair and improvement of highways shall be expended as follows 3/20/14

GENERAL REPAIRS. The sum of \$72,552.00 shall be set aside to be expended for primary work and general repairs upon 58.65 miles of town highways, including sluices, culverts, guiderails, and bridges, having a span of less than five feet or the renewals thereof.

- a. On Brouck Ferris Road including Grace Ave commencing at South Ohioville Road ending the terminus on both a distance of .28 miles, there shall be expended not over the sum of \$79,613.80
Type: asphalt #3 binder, PPST top course (nova) width of traveled surface: 22 Ft 3,333 sq. yards
Scope of work: Full depth reclamation, Type 3 binder course, nova chip wear surface.
- b. On Jenkins Road commencing at county Rt. 299 ending at terminus a distance of .22 miles, there shall be expended not over the sum of \$22,018.15
Type: asphalt #6 width of traveled surface 12 Ft 1,533 sq. yards
Scope of work: Item 4 base coat #200 ton, type 6 wear surface.
- c. On Brookside Road commencing at state Rt. 32 ending at S Ohioville Road a distance of .76 miles, there shall be expended not over the sum of \$122,598.00
Type: asphalt PPST (nova Chip) wear surface, width of travel surface: 22 Ft 9,800 sq. yards
Scope of work: cold in place recycling, PPST (nova chip) wear surface.
- d. On Dubois Road commencing at Jansen Road and ending at the town line a distance of 1.52 miles, there shall be expended not over the sum of \$234,718.00
Type: asphalt PPST (nova chip) were surface, width of travel surface 21 feet 18,800 sq. yards
Scope of work: cold in place recycling, PPST (nova chip) wear surface.

Seconded by Councilman Barry, all aye votes cast, motion carried.

Approval of Bid Specifications-Purchase of Skid Steer:

A motion was made by Councilwoman Gallucci to allow Highway Superintendent Marx to go out to bid for the purchase of a Skid Steer, with a bid opening at noon on April 14th. Seconded by Councilman Logan, all aye votes cast, motion carried.

Approval of Bid Specifications-Purchase of Tilt Trailer:

A motion was made by Councilwoman Gallucci to allow Highway Superintendent Marx to go out to bid for the purchase of a Tilt Trailer, with a bid opening at noon on April 14th. Seconded by Councilman Logan, all aye votes cast, motion carried.

Warrant:

A motion was made b Councilman Logan to approve the March Warrant in the amount of \$254,602.37. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

Minutes:

Tabled

At 10:01 p.m. a motion was made by Supervisor Zimet to go into Executive Session for the purposes of discussing contract negotiations. Seconded by Councilman Logan, all aye votes cast, motion carried.

At 10:45 p.m. a motion was made by Councilwoman Gallucci to come out of Executive Session with no action taken. Seconded by Councilman Logan, all aye votes cast, motion carried.

At 10:46 p.m. a motion was made by Councilwoman Gallucci to adjourn the meeting in honor of and in memory of Brad Burchell. Seconded by Councilman Torres, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk