

Cont. Public Hearing-Access Management
Public Hearing- Registration & Maint. of Vacant and Rental Properties
Town Board Workshop Meeting
July 17, 2014
7 p.m.

Present: Councilman Dan Torres, Councilman Jeff Logan, Councilman Kevin Barry.

Absent: Supervisor Susan Zimet, Councilwoman Jean Gallucci.

At 7:11 p.m. a motion was made by Councilman Torres to open the continuation of the Public Hearing on Access Management. Seconded by Councilman Logan, all aye votes cast, motion carried.

Public Comment:

Dave Lent suggested a complete re-write of the plan, rather than just an amendment.

At 7:17 p.m. a motion was made by Councilman Logan to close the Pubic Hearing subject to the receipt of written comments until August 28th. Seconded by Councilman Barry, all aye votes cast, motion carried.

At 7:17 p.m. Councilwoman Gallucci arrived.

At 7:18 p.m. a motion was made by Councilman Barry to open the Public Hearing on the Registration and Maintenance of Rental and Vacant One and Two-Family Residential Properties. Seconded by Councilman Torres, all aye votes cast, motion carried.

At 7:19 p.m. Supervisor Zimet arrived.

Public Comment:

Adele Ruger indicated that the proposed law needed some tweaking with input from property owners and renters. Suggested keeping the public hearing open and forming an Ad Hoc committee.

Bob Gabrielli indicated that the law does not make allowances for homes owned by Life Estates/Trusts. He also felt that there should be some judicial oversight because the proposed law does not allow for that currently. He suggested running the proposed law passed the Landlord's Association in the Village to give it a more thorough look.

Dave Mesches asked if the rules and regulations in this law are related to student housing issues in the Town and Village. Councilman Barry indicated that if there was a particular single or two-family dwelling that is rented to students in the Town, it would fall under this law.

Katherine Stewart, Old Mill Road, thanked the Town Board for this much needed law, especially because there is a house on her street that is currently rented to students with as many as seven cars parked there.

Joseph Eulie, Old Mill Road, was concerned about what's going on in the neighborhood. He asked what power the Town currently has toward this situation. Councilman Barry indicated that the Building Inspector is responsible for making sure properties comply with the Town's laws, including zoning laws and regulations and building codes. The Town cannot tell owners that they can't rent their properties.

Joan DiGiacomo, Nepale Drive, has an issue with the house next door that's been abandoned. She has been trying for years to get the grass cut, it's three feet high. This is a major concern because of ticks and animals. She wouldn't be able to sell her home because of this. The owners of the property cannot be found, however she knows where they are. They had to leave because they are ill. She appreciates what the Town is doing.

At 8 p.m. a motion was made by Councilman Torres to keep the public hearing open and continue it on September 18th at 7:15 p.m. Seconded by Councilwoman Gallucci, all aye votes cast, motion carried.

At 8 p.m. a motion was made by Councilman Logan to open the Town Board meeting with the pledge. Seconded by Councilman Barry, all aye votes cast, motion carried.

Agenda: -Litigation, -Parade/Events Form, move to next week, -Hospice & Turkey Trot Event approval, move to next week, + Personnel. A motion was made by Councilman Barry to adopt the agenda as amended. Seconded by Councilman Logan, all aye votes cast, motion carried.

Presentation of EPA Award to the Town of New Paltz:

Judy Ann Mitchell, from the Chief Sustainability and Materials Management Branch for the EPA and Kimiko Link, Coordinator for State and Regional Government Sustainability, presented the Town with a Certificate of Appreciation for its participation in the EPA's National Food Recovery Challenge Program.

Public Comment:

Amy Cohen indicated she is very proud of the Town Board and thanked them for everything its been doing. However, she is concerned about the Joint Town & Village meeting that is going to be held at Huguenot Street. She is not sure that's the best place to have it because there is no live streaming on T.V. She is asking the Board to reconsider having the meeting there because of the transparency issue and because members of the public may not be able to attend.

Councilman Torres indicated that the Boards agreed that no controversial issues would be on the agenda for that meeting. It was meant for discussions and presentations by the Historic Preservation Commissions.

Emergency Operations Center/Government Center:

Supervisor Zimet explained that this process began while trying to determine how to meet the needs of the employees to try to get them into a safer environment, given the state of the Town Hall and Justice Court buildings. The Town was also in the midst of the NYRising process during which the Emergency Service Providers indicated they would be able to serve the community more efficiently and effectively during an emergency if they were in the same building. The idea was then to determine how to get everyone into the same building, and EOC/Government Center. The hope is that the Town will get \$3 million from NYRising to put toward this project. There is also a lot of grant money available specifically for Emergency Preparedness. Senator Bonacic has a State Municipal Facilities Program, where you can apply for up to \$100,000 for planning money to facilitate the planning of this type of project. Supervisor Zimet sent a letter in time for the deadline to the Senator's office.

Highway Superintendent Chris Marx indicated that the buildings have reached their limits. The internal components such as the heating and electrical systems need upgrading. The court needs \$6,000 worth of doors. The buildings are worn out and outgrown. This joint venture would benefit everyone.

Building Inspector Stacy Delarede indicated that the maintenance to the buildings have been lacking. The buildings are aged out and not up to code. The courts do not have the protection from the Police anymore.

Supervisor Zimet discussed another option. She indicated that she also spoke to the owner of the C2G building that the Town currently rents for the Police. She has a problem with government money being spent on a building that the Town does not own. The owner of the building indicated that the building is too big for him and that he is looking to build something smaller on a nearby piece of land, and sell the current building to the Town. It would be remodeled and the entire Town government would move there and possibly put the Fire Department and Rescue Squad on the adjacent property. The Town would sell the current Town Hall and Community Center property and put that money toward the new facility.

Chief Snyder indicated that having everyone in the same building would make things a lot easier and more efficient in terms of emergency services, in many ways. An EOC would allow for shared space for dispatching, trainings, meetings, etc. There are seven years left on the lease for the C2G building, we need to start addressing this today.

Joe Miller, NFPD, read aloud a statement that outlined the various problems faced by the Fire Department with the buildings they currently occupy. Some of which include a roof that leaks onto equipment and trucks and into electrical conduits. This moisture is creating mold. At Station 1, there are four trucks and 3 bays. It is very difficult to back the trucks into bays. There is not enough room to load the trucks all at the same time. During power outages, the doors are very big and heavy and it is difficult to open and close them. All these issues slow down the department's response time. Station 2 was built in 1980 with a life span of 30 years, which is up. The roof there leaks also. Many people have to share a small office. There is no records storage. There is no communications office in either location. There are no proper facilities for decontaminating the soiled turn-out gear or equipment. It usually happens on the bay floors or in the kitchen where food is prepared.

Lt. Lucchesi indicated that this would enhance communication systems because it would eliminate travelling through New Paltz for meetings in times of an emergency, court appearances, mail pick up, etc. During Hurricane Irene, the Lieutenant had to leave the PD every hour to meet with the other emergency services. With an EOC, that travelling wouldn't be necessary.

Supervisor Zimet the Fire Company brought forward the idea of using Station 2 as a location for the EOC. In 2002, the Fire Company hired an architect to develop plans to build a fire station at the current site on Henry W. Dubois and N. Putt Corners Rd. In terms of Emergency Services, this is a much better site. The idea is to add a 2nd and 3rd floor for space needed by the Town, Rescue Squad, PD and Fire Department, to the plans developed for the Fire Company. An estimate of \$16 million was determined to be the cost for this building. The architect is working on a proposal for a feasibility-type study to look at both options.

Councilman Barry suggested conducting a financial feasibility study at the same time to look at the rent and taxes paid on the PD building, the utility bills, radios for communications, etc.

Building Inspector Stacy Delarede will distribute the architect's proposal when she receives it before next Thursday's meeting.

Dog Park Presentation/Contract:

Christine DeBoer, President of For Paws of Ulster, made a presentation regarding the progress the group has made with the park. It plans to open at the end of summer. She also announced that the County will fund the purchase and installation of the fence.

A motion was made by Supervisor Zimet to renew the Dog Park contract with For Paws of Ulster for 2014. Seconded by Councilman Torres, all aye votes cast, motion carried.

Developer's Agreement & Resolution:

A motion was made by Councilman Barry to adopt the Resolution authorizing the Supervisor to sign the Developer's Agreement, dated July 17, 2014 by New Paltz Hospitality on behalf of the Town. Seconded by Councilman Logan, all aye votes cast. Councilwoman Gallucci recused herself because she did not read the agreement. Motion carried.

Recycling Center Metal Bid:

A motion was made by Councilwoman Gallucci to accept the bid from West Kingston Recycling Corp, at \$.10/lb, which Recycling Coordinator Laura Petit indicated was a fair price. Seconded by Councilman Logan, all aye votes cast, motion carried.

Revised Bus Driver List:

A motion was made by Councilwoman Gallucci to approve the amended bus drivers list as follows:

Jesse Peck	Sandra Boland
Karan Borello	Mark Cacchio
Kelly DeStefano	David Dippel
Dominick Diviesti	Robin Elmendorf
Vivian Figueroa	Ron Finigan
Donna Fischer	Cheryl Gildersleeve
Frank Hinton	Walter Huntoon
Sandra Kellogg	Wayne Kreuscher

Sue Lapp
Mike Lotvin
Alan Marks
Christine Ramos
Kelli Ricci
Karen Volk
William Hayes
Kevin Nash
Marilyn Sullivan

Shawna Liucci
Patricia Marie Peck
Raffeala Policastro
Robert Rauch
Geri Sabarese
Linda Wells
Peter Montalvo
John Petvai
Barry Slaton

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

Warrant:

A motion was made by Councilman Logan to authorize the Supervisor to sign the July 2014 warrant in the amount of \$707,634.16. Seconded by Councilman Barry, all aye votes cast, motion carried.

Budget Modification:

A motion was made by Councilwoman Gallucci to approve the following budget modification to account for copy fees for large FOIL copies, billed and received from the customer.

Increase A980-2770.0-Copy Fees \$17.50

Increase A522-1330.4-Tax Collection \$17.50

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

A motion was made by Councilman Logan to move \$2,341.20 from the Parkland Reserves into the A Fund to pay for engineering costs already incurred for the CFA Soccer Fields, PO#14-01724-David Clouser. Seconded by Councilman Barry, all aye votes cast, motion carried.

Adoption of Local Law #2/2014-“Ethics”:

A motion was made by Councilwoman Gallucci to adopt the Resolution Designating the Town Board Lead Agency to review environmental impacts of the proposed changes to the code of the Town of New Paltz. Seconded by Councilman Barry, all aye votes cast, motion carried.

A motion was made by Councilwoman Gallucci to adopt the Resolution and Notice of Determination of Non-Significance-Negative Declaration amendment to Town of New Paltz Town Code to add a new Chapter, “Ethics” to the Code of the Town of New Paltz. Seconded by Councilman Torres, all aye votes cast, motion carried.

A motion was made by Councilwoman Gallucci to adopt the Resolution that the Town of New Paltz adopt Local Law #2 of 2014 entitled, “Ethics”, as amended. Seconded by Councilman Torres, all aye votes cast, motion carried.

At 10:07 p.m. a motion was made by Councilwoman Gallucci to go into Executive Session for the purposes of discussing personnel for the Recycling Center. Seconded by Councilman Logan, all aye votes cast, motion carried.

At 11:00 p.m. a motion was made by Councilman Barry to come out of Executive Session. Seconded by Councilman Logan, all aye votes cast, motion carried.

A motion was made by Councilman Barry to hire Lloyd Luckett for the position of Municipal Worker I at the Recycling Center at the advertised initial rate of \$1.00 less than the \$17.34 going rate per the union contract with a \$.50 cent per hour increase after satisfactorily meeting the probationary six month period; and an additional \$.50 cents per hour after one year. Seconded by Councilman Torres, all aye votes cast, motion carried.

At 11:03 p.m. a motion was made by Councilman Logan to adjourn the meeting. Seconded by Councilman Barry, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk