

PH Cont. Registration and Maintenance of Rentals and Vacant Properties
Town Board Meeting
September 18, 2014
7:15 p.m.

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

At 7:25 p.m. a motion was made by Councilwoman Gallucci to open the continuation of the Public Hearing on the Registration and Maintenance of Rentals and Vacant Properties. Seconded by Councilman Torres, all aye votes cast, motion carried.

At 7:26 p.m. Councilman Logan arrived.

Public Comment:

Susan Blickstein, Old Mill Road, indicated she was in favor of the proposed law. Having a process that allows coordination, enforcement and allows the Town to know which houses are vacant vs. non-owner occupied is helpful.

Veronica Claypool, Old Mill Road, indicated that it is imperative to have this rental law so that the people that make investments into the neighborhood are protected. There is activity that impinges on her lifestyle and she is always worried something is going to happen.

Dan Winfield, Lent Drive, indicated that he agrees with Susan and Veronica. Whatever the Town Board can do to help would be appreciated.

Supervisor Zimet indicated that the Town Board is not ready to take action yet. Councilman Barry indicated that he has been meeting with some members of the community, Building Inspector Stacy Delarede, Councilman Logan and George Lithco to review the law and work on the parts that need work, which will require more time. Councilman Logan indicated that the Board is looking to make the law simple, enforceable and concise. Councilman Barry explained that there are some parts that burden the Building Inspector and certain provisions need to be tightened up. The law is being tailored to do exactly what the Town wants to accomplish..

A motion was made by Councilman Logan to keep the Public Hearing open and to continue it on October 23rd at 7:15 p.m. Seconded by Councilman Barry, all aye votes cast, motion carried.

At 7:48 p.m. a motion was made by Councilwoman Gallucci to open the Town Board meeting with the pledge. Seconded by Councilman Logan, all aye votes cast, motion carried.

Agenda: +Zoning for Student Housing, +Extending Seasonal Help at the Highway Department, +Elimination of Escrow Maintenance Fees, +Town Policy for Committee Meetings, +Scale Tipping Fees, +Personnel. A motion was made by Councilman Logan to adopt the agenda as amended. Seconded by Councilman Barry, all aye votes cast, motion carried.

Public Input:

Dan Winfield commented on the speed bumps on Lent Drive, Millbrook parking, Seakill and Kniffen Developments, stop signs and the replacement of trees.

Ray Lunati suggested the empty storefronts in the Shop Rite Plaza for Town Hall's temporary move. Supervisor Zimet indicated that those spaces weren't available and that they wouldn't work for the Town's needs.

Announcements:

Supervisor Zimet read aloud a statement from Joe Bergstein from the EnCB relative to new construction that includes provisions that ensures the protection of wetlands and watercourses.

As of September 15th, all Town meetings will be held at the Community Center. Meetings will be taped but not broadcast live until Time Warner hooks up the proper equipment.

Presentation by the New Paltz School Board on Bond Proposition:

School Board Member Nick Profaci, Facilities Committee Member Mike Domitrovits, and Assistant Superintendent for Business Rick Linden, were present to discuss the Capital Project Vote on October 28th. The proposal is for \$52.9 million in infrastructure upgrades on all four of the District’s schools. The belief is that it is more cost effective to do all four schools at the same time. They discussed the highest priority Infrastructure and instructional needs, which include ADA compliancy, addition and upgrades of classrooms, an increase of District-wide storage, space for hands on learning, music programs improvements, technology infrastructure upgrades, and energy efficiency and sustainability. It was determined that the annual cost to the average taxpayer for the term of the loan is \$20 per \$100,000 of their assessed value. The cost of the project cannot exceed\$52.9 million total. The Board determined this to be the proper timing because 50% will be reimbursed by the NYS Building Aid, retiring debt will help offset a portion of the cost, and the current low interest rates. The work is anticipated to start in the 2016-2017 school year and be completed in the 2017-2018 school year. It will be done in phases to limit learning disruptions. Mr. Linden broke down the costs for each school to be: \$38+ million to the Middle School, \$12+million to the High School, \$1.5+ to Lenape, and \$2+ million to Duzine.

Councilman Barry addressed the idea that the school district is not considering the Town and how both entities should be working together. He also pointed to the fact that most of the work is focused on re-building the Middle School, instead of building new. Mr. Linden indicated that State Aid is greater when re-building as opposed to building new. Supervisor Zimet indicated that instead of trying to fix problems by piece-meal, the School District come up with one major solution. The entire community should be able to come together to work on solving the problems that affect everyone. Mr. Profaci and Mr. Domitrovits indicated that an analysis was done to determine the cost effectiveness of building brand new vs. rebuilding what currently exists. They indicated that differential was more than expected and it was determined that rebuilding was the better option. Councilman Barry indicated that a majority of the money will go to the Middle School and the other three schools are going to need more money for additional work in the future. He feels as though all the schools should be built new with efficiencies that take us off the grid, all at the same time.

At 9:40 p.m. Councilman Torres left the meeting.

Appointment to Planning Board:

A motion was made by Councilman Logan to approve the appointment of Adele Ruger to the Planning Board to fill the unexpired term of Eileen Banyra, which will expire 12/31/15. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

Acceptance of Auction Bids for Ambulance and Police Cars:

Highway Superintendent Chris Marx requested the Town Board accept the following bids for ambulance and police cars:

2006 Crown Vic, Police-	\$2,850
2008 Crown Vic, Police-	\$3,200
2009 Crown Vic, Police-	\$3,350
1996 Ford Econoline E350 Ambulance-	\$2,700

A motion was made by Councilman Logan to accept all four bids. Seconded by Councilwoman Gallucci, all aye votes cast, motion carried.

Standard Work Day Resolution:

Tabled

Zoning for Student Housing:

Councilman Barry indicated that the Town should look to adjust Zoning laws-definition of dormitories.

Supervisor Zimet suggested the Board invite Attorney George Lithco to a special meeting in October. The Town Board agreed to schedule a special meeting on Thursday, October 2nd at 7:30 at the Community Center, and invite the committee that worked on looking for space for the Police Department.

Extending Seasonal Help at the Highway Department:

A motion was made by Supervisor Zimet to approve extending the employment of two people at the Highway Department until October 31st for a total of \$2,497.60 to come out of the Buildings &

Grounds Personal Services Line. Seconded by Councilman Barry, all aye votes cast, motion carried.

Elimination of Escrow Maintenance Fees:

A motion was made by Councilman Logan to remove the \$10 monthly maintenance fee for Escrow Accounts by the Planning Department. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

A motion was made by Councilman Logan to remove any outstanding fees on Planning Board accounts. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

Town Hall Policy for Committee Meetings:

Tabled.

Scale Tipping Fees:

Tabled.

Update on Town Hall Move:

Supervisor Zimet indicated that the modular building has been ordered and storage containers for files are being provided at no cost. There could possibly be a discount for a long-term lease. Superintendent Marx indicated that the expected shipping date is around October 20th. The pad is done and the sewer is being prepped. Moving should start the end of October, early November. He has contacted a company to clean the furniture before the move. The phones and computers will be the biggest issue. We will have to shut down for at least a week in order to get everything hooked up.

Warrant:

A motion was made by Councilman Logan to approve the September Warrant in the amount of \$597,386.58. Seconded by Councilman Barry, all aye votes cast, motion carried.

Minutes:

A motion was made by Councilwoman Gallucci to accept the minutes of ***August 21, 2014***. Seconded by Councilman Logan, all aye votes cast, motion carried.

A motion was made by Supervisor Zimet to accept the minutes of ***August 28, 2014*** with the following correction: "Supervisor Zimet suggested that Mr. Kerr send a letter to Carol Connolly..." Seconded by Councilman Barry, all aye votes cast. Councilwoman Gallucci abstained. Motion carried.

At 10:34 p.m. a motion was made by Supervisor Zimet to go into Executive Session for the purposes of discussing personnel relative to Buildings & Grounds. Seconded by Councilman Logan, all aye votes cast, motion carried.

At 11:15 p.m. a motion was made by Councilman Logan to come out of Executive Session. Seconded by Councilman Barry, all aye votes cast, motion carried.

At 11:16 p.m. p.m. a motion was made by Councilman Barry to adjourn the meeting. Seconded by Councilman Logan, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk