

Wawayanda Town Board Meeting 08/21/07

August 21, 2007

A regular monthly workshop meeting of the Town Board of the Town of Wawayanda was called to order at 7:32 P.M., on Tuesday, August 21, 2007, at the Town Hall, Ridgebury Hill Road, Slate Hill, New York.

Those present were:

John R. Razzano	Supervisor
David S. Cole	Deputy Supervisor
Edward Krajewski	Councilman
Gail M. Soro	Councilwoman
Richard Penaluna III	Councilman
Teresa Pierce	Town Clerk

Absent: Richard Guertin Attorney for the Town

Also Present: Barbara Parsons & Mary Markiewicz - Planning Board Members; Gladys Hall - Historian; and 8 other individuals.

PLEDGE TO THE FLAG

CATLIN CREEK - IDA LETTER: Supervisor Razzano discussed the correspondence that was received from the Gardens on Catlin Creek requesting that the Town of Wawayanda Supervisor send a letter to the Orange County Partnership stating that the proposed Catlin Gardens Inn and Conference Center is recognized as a tourism destination within the town. Also, the letter should indicate that the project is in accordance with the guidelines for the Orange County Industrial Development Agency, and that the town is in support of the construction of an Inn and Conference Center.

Jack Stack of Catlin Gardens, explained that his intention is to construct a forty room Inn which will serve as a meeting destination for out-of-towner's, who are the majority of his clientele. Added that 90% of the brides who have their weddings at this establishment, reside elsewhere. They come from as far away as the state of Florida.

Mr. Stack believes that the Inn will be a benefit to the community. It will generate additional jobs, and local businesses will also be supported.

In response to a question from Supervisor Razzano, **Mr. Stack** explained that the intended benefit of the letter is to help them establish a tax exempt status on the materials going into the construction of the Inn, as well as an exemption of the mortgage tax.

Councilwoman Soro questioned Mr. Stack as to when he planned on starting this project, and was informed that it has been in the works for the last few years. He is hoping to move forward in September.

MOTION by **Supervisor Razzano**, seconded by **Councilman Cole**, to authorize the Supervisor to forward a letter of support for this project, and to also indicate that the town recognizes the Gardens on Catlin Creek as a tourist destination.

ALL IN FAVOR - CARRIED

BARBARA KENT PROPERTY/PROPOSED PLANNED ADULT COMMUNITY: Cole Hays, a Landscape Architect/Planner, came before the Board and spoke in great length about a proposed Adult Community which would be located at 382 County Route 50 (Golf Links Road), in the Town of Wawayanda. Explained that the parcel consists of thirty six acres that has served as a horse farm since the 1880's. The project will consist of 96 Active Adult Community dwellings, as well as a few Work-Force Housing units.

Wawayanda Town Board Meeting 08/21/07

Dean Golden introduced himself and addressed what he considered to be a misconception that Barbara Kent was selling her property to them. Actually, Ms. Kent will remain as the owner, and they will be partners with her in this project.

Mr. Golden spoke about the issue, as he understands it, that the density would have to be increased, and that permission is needed from the Town Board to place an overlay in an IH Zone in order to get the density. He believes that the reason for this is due to the need for construction of a waste treatment facility, as well as a water system that would be supported only if a certain number of units are approved for the project. He then discussed a conversation that he had with John Ward, Supervisor for the Town of Wallkill, regarding the possibility of hooking into their water and sewer systems. Mr. Ward instructed him to submit a formal request, but it is Mr. Golden's belief that the support for this project is not there.

Councilwoman Soro asked if the existing home on the property would remain, and was informed that the structure is in such disrepair that it would have to be taken down. She then requested that the Historians be allowed in to take photographs for historical purposes. Both **Councilman Krajewski** and **Councilman Cole** expressed their support for the project because the need for such housing is at a demand in the town, and they both commented on the fact there needs to be a formal application made to the Planning Board.

Mr. Golden and **Mr. Hayes** further responded to questions that were asked by the Board.

LIBRARY COMMITTEE: Guy Van Rossum spoke to the Board about the progress that the committee has made in regard to having library services reinstated to the residents. Both the Goshen Library, as well as the Thrall Library, have expressed an interest in contracting with the Town.

Mr. Van Rossum discussed the fact that the Goshen Library has indicated that they will contract with us, as long as the town covers all legal costs, and the contents of the agreement are 100% in compliance with the law.

Supervisor Razzano suggested that the committee take the original contract with them for Goshen to review.

Mark Spectrum, Library Committee Member, added that he would like to see the cards distributed on a 'pay as you go' system rather than having the town purchase a specific denominational amount at one time.

Further discussion took place amongst the board members and Mr. VanRossum with regard to the events that have taken place in the past, and suggestions were provided to help assist in the negotiations process.

The next meeting of the Library Committee will take place at Town Hall on September 11th, 2007, at 7:00 P.M.

ASSESSOR APPOINTMENT: Dennis R. Ketcham, IAO, submitted a memo requesting re-appointment as Assessor for the next term, beginning October 1, 2007.

MOTION by **Councilwoman Soro**, seconded by **Supervisor Razzano**, to appoint Dennis Ketcham, IAO, for a second term as the Assessor for the Town beginning October 1, 2007.

VOTE

Supervisor Razzano	-	Abstained
Councilman Cole	-	Nay
Councilman Krajewski	-	Nay
Councilwoman Soro	-	Aye
Councilman Penaluna	-	Nay

MOTION DENIED**EXECUTIVE SESSION/PERSONNEL MATTER:**

MOTION by **Councilman Penaluna**, seconded by **Councilman Krajewski**, to interrupt the meeting so that the Board may convene in Executive Session regarding specific personnel matters.

ALL IN FAVOR - CARRIED

Wawayanda Town Board Meeting 08/21/07

EXECUTIVE SESSION: No action taken.

MOTION by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to close Executive Session and re-open the regular meeting.

ALL IN FAVOR - CARRIED

Councilwoman Soro went into a rage about the Board's failure to re-appoint Mr. Ketcham. In addition to making insulting and derogatory comments, she accused the other Board members that their action was one of revenge.

Supervisor Razzano found it necessary to hit the gavel several different times to tell her that she was out-of-order, before she finally calmed down.

ASSESSOR/USE OF TOWN VEHICLE: Assessor Ketcham, requested use of the town vehicle to attend the NYSAA seminar on Assessment Administration to be held in Buffalo during the week of September 23rd, 2007. He noted that the seminar allows him to meet half of the continuing education credits required by New York State, in order to maintain his certification. He also noted that the Town of Mt. Hope will be covering the lodging, meals, and tuition expense.

MOTION by **Councilman Krajewski**, seconded by **Councilman Penaluna**, to table Mr. Ketcham's request in regard to use of the town vehicle.

VOTE

Supervisor Razzano	-	Aye
Councilman Cole	-	Aye
Councilman Krajewski	-	Aye
Councilwoman Soro	-	Nay
Councilman Penaluna	-	Aye

MOTION CARRIED

TOWN CONSTABLES: Peter P. Gromacki, Town Justice, has informed the Board that at this time there is a shortage of Court Constables. On July 23, 2007, two NYS Court Officers did a security check of our operation, and it has been brought to our attention that in the near future our Court will be equipped with a walkthrough metal detector and a handheld metal detector. When the installation is complete, two constables will be required to be present during Court hours.

Judge Gromacki has recommended that **Ruediger (Rudy) Nehr Korn** and **Thomas H. Tuohey** be appointed as Town Constables. Both individuals have come highly recommended.

A discussion took place amongst the Board members and it was determined that before any action is taken, background checks need to be done on both candidates.

Councilman Krajewski requested that the Board be able to meet with the candidates on an individual basis before a decision is made.

Arrangements will be made for the interviews.

2010 CENSUS LUCA PROGRAM: Supervisor Razzano spoke about correspondence that was received from the Orange County Department of Planning regarding procedures for conduction of the **2010 Census**. The town will have to designate an individual as the liaison to review the census address list covering our area. Such individual will also be subjected to the same confidentiality requirements as census workers.

Supervisor Razzano stated that he had a brief conversation with **Karen Skinner**, Clerk in the Assessors Office, regarding her taking on the responsibility of this task.

Wawayanda Town Board Meeting 08/21/07

MOTION by **Supervisor Razzano**, seconded by **Councilman Penaluna**, to appoint **Karen Skinner** as the designated individual and liaison to review the census address list covering our town.

VOTE

Supervisor Razzano	-	Aye
Councilman Cole	-	Aye
Councilman Krajewski	-	Aye
Councilwoman Soro	-	Nay**
Councilman Penaluna	-	Aye

MOTION CARRIED

****Councilwoman Soro** stated that she voted no because she is unsure of Karen Skinner's position in regard to taking on this added responsibility.

ROBINN MEADOWS WATER COMPANY /PUBLIC HEARING: Supervisor Razzano discussed the possibility of the town purchasing the Robinn Meadows Water Company from the current owner Roy Myers. Mr. Myers has indicated that he would like to have the water company sold before the first of the year. There are other individuals who have expressed an interest in acquiring the company, but Mr. Myers has indicated that he would prefer to sell it to the town. His asking price is \$250,000.00. This includes the complete water system and its 7 original acres, plus the additional 15 acres which were acquired over time. There are six wells of which one is not on-line, and one is not working.

As explained by **Supervisor Razzano**, there is always the possibility of taking off one or two parcels and selling them to defray the cost of the company. He also noted that Mr. Myers is willing to accept \$58,000 down, with the balance to be paid without interest over an 8 year period.

If the purchase is to be considered, the town needs to set a public hearing,

A discussion took place regarding a suggestion from **Councilwoman Soro** that the town send a questionnaire to obtain input from the residents of that district. However, they will be able to express opinions at a public hearing.

Reschedule 9/18/2007 Workshop Meeting: Due to the fact that **Primary Day** and the Town Board's **Workshop Meeting** both fall on September 18th, the meeting will have to be rescheduled. Based upon a discussion that took place amongst the Board members, it was agreed that the meeting would be rescheduled for September 20th, 2007.

MOTION by **Supervisor Razzano**, seconded by **Councilman Cole**, re-schedule the September 18th, 2007, Workshop meeting to September 20, 2007, at 7:30 P.M..

ALL IN FAVOR - CARRIED**PUBLIC HEARING/ROBINN MEADOWS WATER COMPANY:**

MOTION by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to set a Public Hearing for September 20th, 2007 to discuss the possible acquisition of the Robinn Meadows Water Company and all real and personal property owned by the company.

ALL IN FAVOR - CARRIED

Barbara Parsons commented that the letter that is to be sent to the residents should indicate that it will be their responsibility to pay back the cost of this purchase.

Mary Markiewicz added that the residents should also be made aware that if the town does not buy the water system, someone else will.

Wawayanda Town Board Meeting 08/21/07

LAURA SLOWIK/JOB CLASSIFICATION: Laura Slowik, Clerk in the Supervisor's office has taken and successfully passed the open, competitive and promotional exam of **Administrative Assistant.**

MOTION by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to re-classify **Laura Slowik** to the title of Administrative Assistant.

VOTE

Supervisor Razzano	-	Aye
Councilman Cole	-	Aye
Councilman Krajewski	-	Aye
Councilwoman Soro	-	Aye
Councilman Penaluna	-	Abstained

MOTION CARRIED

PLANNING & ZONING BOARD TRAINING: **Patt Battiato**, Secretary to Planning & Zoning, submitted a memo to the Board advising that effective January 1, 2007 all Planning Board and Zoning Board of Appeals members in New York State, as well as alternate members of these boards, must complete a minimum of four hours of training. There have been quite a few training sessions held during daytime hours, but due to the fact the hours conflict with work schedules, the majority of the members have been unable to attend.

Ms. Battiato has been in touch with **Kate Schmidt** from the **Orange County Planning Department** in an attempt to set up some type of informational seminars that could be counted as training sessions, and Ms. Schmidt has provided her with contact information for individuals who are qualified and they just so happen to have already been guest speakers of the Planning Board over the years.

Ms. Battiato requested authorization from the Town Board to set up evening training sessions which could be held at town hall. She would also like to offer the sessions to surrounding towns.

MOTION by **Supervisor Razzano**, seconded by **Councilman Cole**, to authorize the use of Town Hall for the purpose of providing training session to Planning Board & Zoning Board members from our Town, as well as from neighboring communities.

ALL IN FAVOR - CARRIED

REPLACEMENT OF ASSESSOR: Based on a discussion that took place amongst the Board members **MOTION** by **Councilman Cole**, seconded by **Councilman Krajewski**, to advertise for the position of a part-time Assessor, with all interested persons being directed to contact the Supervisor's office.

ALL IN FAVOR - CARRIED

HORIZONS AT WAWAYANDA: **Supervisor Razzano** informed the Board that a check has been received pursuant to the Developer's Agreement that was signed between Horizons at Wawayanda and the Town of Wawayanda. The check was in the amount of \$300,000.00 with the breakdown of this payment of \$105,789.00 as a one time payment to fund improvements for general public use and project related impact to the Town for water and sewer. The balance of \$194,211.00 is a one time payment to fund improvements for general public use and project related to the open space and community character in the vicinity of the project.

Wawayanda Town Board Meeting 08/21/07

EXECUTIVE SESSION/PERSONNEL MATTER:

MOTION by **Councilman Krajewski**, seconded by **Councilman Cole**, to interrupt the meeting so that the Board may convene in Executive Session regarding a personnel matter.

ALL IN FAVOR - CARRIED

EXECUTIVE SESSION: No action taken.

MOTION by **Supervisor Razzano**, seconded by **Councilman Cole**, to close Executive Session and re-open the regular meeting.

ALL IN FAVOR - CARRIED

NO OTHER BUSINESS OR COMMENTS.

MOTION by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to adjourn the meeting.

ALL IN FAVOR - CARRIED

MEETING ADJOURNED: 9:13 P.M.

**PREPARED BY KATHRYN SHERLOCK
RESPECTFULLY SUBMITTED,**

Teresa E. Pierce, Town Clerk/RMC