

TOWN OF LLOYD TOWN BOARD

WORKSHOP MEETING

AUGUST 3, 2011

Present: Supervisor Raymond Costantino **Also present:** Lewis DiStasi, Attorney
Councilmember Kevin Brennie Rosaria Peplow, Town Clerk
Councilmember Herbert Litts, III Wendy Rosinski, Secretary
Councilmember Jeffrey Paladino

Absent: Councilmember Nancy Hammond

5:00 PM – Supervisor opened the meeting and led the Pledge of Allegiance.

Supervisor announced that the Technology Department of the Highland Central School District has offered their services to videotape and live stream the Town Board meetings. Cablevision was in the building last week to check out where the wiring will go for public access if the Town Board decides that they want that.

There is a “You Stream” link on the Town of Lloyd website; the live stream is being tested at this meeting but if the kinks aren’t quite worked out for the live stream, the video can be seen from the website in the next day or so.

He thanked Superintendent Deborah Haab for coordinating the effort; Carol Potosh, Technology Director, and Chris Faxon, District Computer Tech, for implementing this experiment.

He introduced the cameramen: Nick Signorelli, senior at Highland High School and President of the Film Club; his nickname is “Film Wizard”. Gregory Pennes, sophomore at Highland High School, also in the Film Club; Nick calls Greg “Intern”. Both Nick and Gregory are part of the Tech Teens Program at Highland High School and are interning this summer with the Tech Department.

1. REPORTS

1. Assessor – Elaine Rivera reported that eight certioraris on commercial properties have been filed this year: Vineyard Commons; Highland Square, three parcels; Guardian Self Storage; Mike Artega’s Health and Fitness Center; Wingate at Ulster and Right Aid. She handed everything over to Lewis DiStasi, attorney; there may be some conferences, everything is preliminary at this point. The properties will ultimately have to get appraisals and the Town may also. She said that the Highland Central School District is aware and they are upset. She is meeting with Steve Perry, District Business Administrator, on August 4; she cautioned him not to engage attorneys and appraisers at this time as the Town may have to do that and taxpayers would be paying twice. Nothing will be done without consensus of the Town Board and she is hopeful some of them will just go away.

Rivera added that she has three small claims. Small claims petitions are filed by people who have a one, two or three family, owner-occupied residence; she is challenging these as she has issues with each of them and feels that they will be dismissed. She will defend those three but it will be decided by a hearing officer. She has been busy making copies and reviewing letters.

The Building Department is going to share their vehicle with her for field work. A certain percentage of parcels must be reviewed as per the plan the Town submitted to NYS; She and Ann Feo, Assessor’s Aide, are going to start that process next week, weather permitting.

08.03.2011

Paladino would like Rivera to keep the Board informed as she receives more information.

Rivera asked the Board to budget for legal defense next year and keep in mind that any agreements would come up on the following tax levy; she would like to be proactive and plan ahead.

Lewis DiStasi, attorney, pointed out this is part of the normal procedure. Real Property Tax Law provides that there is an appeal before the Board of Assessment Review for anyone who wishes to use it. He sees a trend of the commercial properties trying to reduce their tax bill which is at the expense of the homeowners. If the Court finds that the tax is excessive or the Town has to settle, the burden falls on the homeowners. The commercial appraisals that have to be used in these tax proceedings are very complicated and he has told Rivera that money has to be budgeted for the appraisals. He feels that the commercial property owner may bargain directly without an appraisal; this has been done in the successfully in the past and saves money.

2. Building & Zoning Department – David Barton reported that a couple of court cases came to resolution last month, compromises worked out with Sean Murphy. My department has been working on one of the court cases for 10 years. It is a multifamily house and Elaine Rivera, Assessor, and I worked on this property owner for many years. She paid her fines and hopefully we have gotten closure on it.

Supervisor asked if it was a single family house.

Barton concurred but multi-units. The property is 1 Ransom Road. This is the second time it has been taken to closure; the first time was a civil compromise. The fine was enough to cover Sean Murphy's legal fees plus additional costs. The judge would not give the full possible fine of \$37,000; which he expected but he wanted to cover the legal expenses so that the taxpayers did bear the burden.

Supervisor acknowledged that a lot of hours were spent by the Building Department.

Barton said that the lawn mowing bids should be in this Friday August 5th; all of the lawns that he told the Board about last month will be mowed by the end of next week. Six more have been added since that time.

Supervisor said mowing the grass of the houses is important. These are abandoned properties, foreclosed houses where the lawns are 18-inches high and it is not fair to the neighbors. Last year the Town put the property owners on notice about mowing the grass and when it was not done, letters were sent; the Town went out to contract and mowed the grass and it was put on the property owner's tax bill as a levy.

Barton added that of the people who mowed suggested disposing of the clippings; so it is mow, weed whack and dispose of the clippings. Bids are due by Friday, August 5.

Barton said that he spoke with Scott Saso, Planning Board chairman, and he is in agreement that Teresa Bakner, attorney, give a training on SEQR after the Workshop meeting on August 18th. She will do the training without charge as the Town has contracted a lot of work with her firm. He will invite the Zoning Board of Appeals members as well. We could do it during the Tri-Board meeting but actually that time is better spent with discussing our local ideas versus doing training.

Supervisor said that the public could be there to get educated on the SEQR review process. This training goes to the credits the Planning and Zoning Board members must earn each year.

Litts suggested talking about Highway Corridor zone.

Barton said that will be on the agenda for the Tri-Board meeting on August 25th.

08.03.2011

Barton said this was actually part of the rezoning discussion 2 years ago but it was never manifested in language. He recommended forming a committee and giving the committee a deadline so it can actually get done. He volunteered to be on the committee.

Supervisor said that was what the Planning Board wanted to do for Route 299 for over ten years and they could never agree on just what it was. It makes a lot of sense because if you do General Business on the 9W strip; it opens it up to a lot of things that we do not really want to see there. A lot of the uses in all of the Town of Lloyd zones are a little archaic.

Paladino asked if there would be a three-month minimum to accomplish this.

Barton said that there would be a three-month minimum: a month to write the law, and then to set a public hearing and circulate, and after the Public Hearing the Town Board would adopt. He felt it would be November.

3. Highway – Frank Lombardi
4. Police – Chief David Ackert
5. Recreation – Frank Alfonso
6. Town Clerk – Rosalie Peplow
7. Water – Andy Paccione reported that he checked with NYSEERDA to help pay for the valves and was told that they have a limit of \$30,000 savings. NYSEERDA felt that it was a good project; Paccione feels that the Town could save between \$7000 and \$8000. He spoke with Ray Jurkowski, Morris Associates, regarding help with the application that is complicated and includes drawings and estimates. The Water Department had the flow meter recalibrated but the telemetry units are old and it is hard to determine using the telephone lines. Parts are not available as the units are so old, and it was suggested that a radio system should be installed in the future. He distributed brochures on high efficiency boilers to the Town Board.

Litts suggested that Paccione speaks to the NYS Thruway Authority as they have installed high efficiency boilers as backup units for the new interchange at Exit 17. He offered to get a contact name for Paccione.

Supervisor stated that high efficiency boilers are double the price of a regular boiler but by switching to gas, the fuel costs will be cut in half. Approximately \$7000 per year will be saved and that savings would almost pay the difference in cost the first year.

Paccione said that on August 4 the Water Department will begin digging for the new gas line, which Central Hudson will install on August 5. He asked if the Town Board would approve the purchase of the pipe.

Supervisor recommended purchasing the black pipe that is needed to go into the building.

Paccione said that on July 25 the pumping of Hudson River water began but the salt front is coming up and they have been pumping at low tide; notification has gone out to the papers regarding the sodium levels.

Supervisor asked if after the SummerFun program ends and the Berean Park closes, the water at Berean Park reservoir could be pumped into the other reservoir to lower the water table so the shoreline restoration can be done.

Paccione felt there may be a problem with the Health Department and will check

He made an appointment to meet with a representative of Scenic Hudson regarding the fencing to protect the well heads near the trails and he will get updated prices. There is a well house/pit to protect the meters from freezing, for Reservoir #2 and #4.

Supervisor commented that he would like an analysis of those wells to see if it is worth running them, versus pumping from the River.

08.03.2011

Paccione said that the water testing continues at Tony Williams Park and the reports are filed.

8. Sewer – Adam Litman reported the following:

Most of the equipment for the two north sections of the new primary tank, which includes chains, flights, electric motors and drives, has been installed; the tank will be filled this week. Most of the equipment for the new secondary tank has also been installed: chains, flights, electric motors and drives; piping and painting are almost done. A factory representative will be on site for the start up of the new tanks on August 8. This is important because they are losing the bearing and shaft of one of the existing secondary tanks.

Paladino questioned the anticipated schedule.

Litman explained that some of the construction is ahead of schedule and some of it is getting pushed back. There are four sections of the new primary tank and it is expected that the north section be in service the beginning of this month and later in August or early September to have the other section in service. He feels that at this point the work is on schedule and continued with his report:

The masonry on the new grit building extension has been completed; roofing will begin, washing systems will be installed, electric and piping.

The three old Rotating Biological Contactors were removed in July and the process of prepping the tanks has begun; new RBC's will be received and set into the tanks on August 11; River Road will need to be closed, which he will confirm next week.

The estimate for the garage roof was \$18,987.00 from AP Construction; the air handler unit, plumbing and electrical wiring were removed.

The operation of the Sewer Plant is continuing normally.

The Sewer Plant and Zumtobel/Staff Lighting are compliant for June and papers have been submitted.

Litts asked if the secondary tank that needs new bearings is scheduled for rehab under the new contract and Litman answered that it was at no additional cost.

2. OLD BUSINESS

3. NEW BUSINESS

A. Hudson Valley Wine Village

Supervisor explained that this is a presentation and not a time for questions and answers as there will be opportunities for that at the future public hearings.

Andrew Maxon, Project Director for Hudson Valley Wine Village, introduced Ken Stenger, Council, and Steven Tinkelman, Architect.

Maxon explained that this is a multi-phase project to develop the site which is approximately 1.5 miles on the Hudson River and bordering Route 9W on the west. The plan for the project is simple. Over the last 2-plus years they have considered every aspect of the 430-acre site; Tinkelman will explain the vision for the project and Stenger will make sure that everything that is done is proper and correct. The Chazen organization has been hired and Stu Messenger has done the planning and Jim Connors the engineering. The wetlands have been surveyed and they have worked very closely with the Army Corps of Engineers as well as NYS DEC both of which have been on site. Traffic study was done by John Collins Engineers, and the survey was done by Sal Santo; topographical was done by Jeff Kean, mapmaker; the bat study by John Chengler, Creative Visuals, Larry Heimel, completed the leaf on/leaf off; archeological has begun by City Scape and represented by Focus Media

08.03.2011

for public relations. They have been guided through the process for the last 18 months by Town people, Supervisor and Planning Board.

This is a very unusual project; they are cognizant of the economy and are concerned how the project is seen by the community. They are doing nothing to disturb the view shed; major portions of the view shed area will be maintained. They are not asking for rezoning of that area because it will be predominately 20 to 26 units of single family homes. Driving this project will be the initial phase and that will be light manufacturing, light industrial, light footprint on the southern portion of the property closest to Route 9W, which with the Ulster County Development people and the Hudson Valley Economic Development Board have encouraged them to say that this will help provide the tax rateables for the Town and jobs. The key to this project to be successful is economics of the deal, rateables and jobs for the community.

They are interested in preserving a portion of the Winery, the Tuscan Village, and have created a 90-room suite hotel and conference center with all of the amenities following the existing decor. Included is a Tuscan Village with 40,000 to 50,000 square feet of retail that would be compatible with the conference center and development.

If and when there is a demand for housing, that will be considered. They are hoping that the jobs that the development will create will cause a demand for housing. He said, as Stenger likes to explain, that is 'the third leg of the three-legged stool', which is needed to have an economically viable project.

Steven Tinkelman, architect, displayed a representation of an aerial shot of the property, orienting the Hudson River at the top of the photo and the bottom is Route 9W, the site is 428 acres. They are going through the environmental impact process that is required for all projects and as part of what they do, they have had conversations with stakeholders and the project has developed through those conversations and getting to know the property. They have spent a lot of time walking it to experience and understand it. The relationship to the Hudson River is apparent immediately, views looking out and views looking in from Poughkeepsie. He pointed out the existing winery village that is accessed from Blue Point Road, a residential road, which was studied for its relationship to the project. He said that Poughkeepsie could be seen from the Winery; the Bolognese family built their home there for the view. He said that the riverfront is a museum piece and feels that the landscape is very rare in particular, a rock outcropping 'Blue Point', that has a gorgeous view to the south on the River, which is the ideal spot for a hotel or conference center. Over the last two years, they compiled all of the intelligence from the consultants. They also looked at 'light imprint' projects that are being built around the country. Route 9W has a tremendous capacity and they feel that a project of this size can be built. The process is modular given the amount of the traffic that is coming out of the project, different levels of improvements will be done as this is built out. At some point there will be a traffic light and turning lanes.

He showed a diagram. There are two dynamics in dealing with the River and the Bluff; one is a bluff line, a calculation based in the Town's ordinance. There is a 100-foot buffer which is a protected area. That was mapped and the client made the decision to work behind the buffer as a gesture. There are structures in this bluff area that are part of the Winery, one is in failure and will not be reused. The Wine Village itself is a dynamic environment with a tremendous amount of character and history in it. An analysis was done and six of the structures are in really good shape. A lot of this

08.03.2011

was farmland so the trees are second or third growth, not more than 20-to 40 years. He showed photos of what the Winery used to look like.

The proposed project has four components. The first is the light industrial 400,000 square feet of use, shovel ready, approvals are needed with correct zoning and infrastructure is understood; a user would come to the Planning Board and work through the process. Roads will work with the contours with two ways in and out onto Route 9W. They will not use Blue Point Road in deference to the neighbors. There will be a 100-foot buffer to the north and south. The Franny Reese Park is to the north and they will connect with the trail system of the Park and include trails on the Winery property.

He indicated a portion of the property that is 2-acre single family, which will not be changed, 117 acres and 20 units. They plan that 60% of what is green will stay green.

He indicated the Tuscan Village, where the 90 room conference center restaurant and mixed use village will be located. They are considering an agricultural center, winemakers and distillers; concentration of crafts, artists and people using what is being made in the Hudson Valley.

The last component is for housing of different types for workforce, apartments and townhouses. The evolving vision is to work with the land. The idea for the road is a boulevard with screening to retain the feel of a country road.

The Town has the capacity to supply the water which would be at the expense of the developer, not the taxpayer. As the Town does not have the sewer capacity, the developer will build their own sewer plant, in a modular system which will grow as the project grows. The client is well-funded and understands the up-front nature of the development and sees this as a 20-year project.

This is the beginning of the environmental impact and the group is looking forward to working with the Town in the months to come.

Supervisor asked how Blue Point got its name.

Maxon answered that it began with the road itself. That is the most fertile area overlooking the Hudson. The Town Historian, Liz Alfonso, said that she has a lot of historical background. There is a Revolutionary War monument that was highlighted, they are very cognizant of it and will not do anything to disturb it. As part of City Scape's cultural review, they dig every certain number of feet to make sure that there are no artifacts and if so, define them. There are wells on the site as well as old deteriorating buildings.

They met with Deborah Haab, Superintendent Highland Central School District, who seemed to very supportive of their efforts; he said that anything that they do will not be a burden on the school system. They have spoken with Ulster County about grant money to bring the water down Route 9W. They feel that as many as 1,000 higher paying jobs will be created in the light industrial, \$175,000,000 in salary and tax rateables of \$250,000,000 to \$300,000,000 at the end of the project.

Supervisor said that Scenic Hudson took Town Board members on a boat trip to see how drastic the shoreline changes when going across the border into Marlborough where it has been clear cut and houses built down to the River. The Town of Lloyd from Crum Elbow to the Town line would remain green.

Tinkelman said that they have mapped the wetlands and very little of the project will be seen by anyone unless you go into the project's roadway system.

Brennie clarified that the housing part may not be built for fifteen to twenty years, depending on the first part.

08.03.2011

Ken Stenger explained that the light industrial piece will create jobs and rateables as will the hotel, commercial and retail; they believe that through the jobs that are created, there will be a demand for housing. The Fienberg family has owned this property for the last 40 years and will continue to own it. This is conceived as a 20-year project; he conceded that it is not known what it will look like in 20 years, because it will be driven as to what comes before it. The application for rezoning will allow this applicant the opportunity to design against a set of ground rules that are now adopted that will provide an understanding on how that development may unfold in the next 20 years; nothing that this Town Board will do will fix that in print. He understands that any applicant that comes in will go through the planning process and the Town Board will deal with the facts, circumstances, needs and benefits for the Town, based on the facts when that application is made. The key for the applicant is that they feel that have a self-sustained application; with the three legs, they can create the demand for housing. The key to the three legs is that when one leg is knocked out, the whole thing bobbles and falls over. There is a huge upfront cost of the infrastructure to get to the commercial rateables: water line, build sewer plant and build the roads. The capital of this developer is in the ground. The plan is to get into the jobs and rateables in the light industrial park immediately and to get the hotel moving; once these are up and running, the demand for housing will come into play. His client can take that gamble as he already owns the land.

Brennie asked what he is asking to rezone.

Tinkelman indicated the sites that they are requesting to be rezoned. They are still setting the groundwork so that it remains attractive and rural so that people will want to be here.

Stenger feels that the new jobs that will be created will make a demand for the housing that the Town of Lloyd will be able to satisfy. He has been asked how that they will be able to ask people to drive through industrial and residential to the world-class hotel and restaurant. The answer is that the hotel is going to drive the entire project and the look and feel of the commercial and residential will be compatible. The design from Route 9W will be what is best for marketing the hotel. If there is to be housing, it will be built when the rateables are up and jobs created. We are asking the Town Board to look at the environmental study, give the ability to set the grounds rules and a rezone that will not guarantee any development at that location but will give the ability to make an application for permission to develop it. As each application comes before the Planning Board, it will be evaluated based on the facts and circumstances that then and there exist.

He is aware that there is a concern about where to put the kids. He has spoken to the Highland Central School District and took away from their meetings that today, not talking about five or ten years from now, there is room for kids in the School District. In terms of NYS formulas for aid, if they changed in the next couple of years, there would be a benefit because the infrastructure and physical plant is available that can handle more children than are presently in the schools. He is uncertain with what it will be like in 15 years, if there are 1,000 jobs at that location, there will be one set of facts. The long range questions cannot be answered. They are asking for a consistent set of ground rules to be relied on for years so that while it is being developed, there is a constancy of the plan. If there is an application for 100 houses 15 years from now there, they will ask what the School District needs today.

In the future when applications are made for approval, if they are not appropriate or if they present problems that are not considered today, that will be dealt with at the time of the application.

08.03.2011

Supervisor said they had talked about design standards and setting the tone for the whole piece, to typify the Tuscan Village.

Tinkelman said that will be part of the scoping process; the continuity is also important to the developer.

Brennie asked if financing will be necessary.

Maxon answered that initially everything is being paid out-of-pocket by the Feinberg family; they are committed to do the infrastructure as required at a cost of between \$5,000,000 and \$10,000,000. In order to do that the plan needs to phase the initial up-front cost and they anticipate that to be regained over a 20-year period. The benefit to the Town would be to bring the water down Route 9W to the Town of Marlborough border and that it is a profit center for the Town. The waste water treatment center will be modular. They believe that in 18 to 20 months with the assistance of Ulster County and the Town in developing this demand, if it is built they will come. They are not going to build it on speculation; it is going to be built on someone really wanting to be at that location.

Stenger said that there is demand for light industrial on the west side of the Hudson River as there is no space on the east side of the River. His client is prepared to say that if they have the package rezoned, they have the ability to bring light industrial to that section and they will begin marketing. The use could be medical, manufacturing, warehouses, and they know what it is going to look like resulting in rateables for the Town.

Maxon said the application went in 10 days ago and in that period, he has 18 telephone calls: four from conference center people, hotel people; building groups throughout the northeast, contractor groups through the northeast and six brokers who would like to meet and talk about the needs of their clients. He said that they are cautiously optimistic in the economy.

Supervisor suggested that Maxon elaborate on the 'bat' study and their concern for endangered species.

Maxon related that the "Indiana bat" used to be very prevalent in the northeast and on the east side of the Hudson River; it stopped a project for almost two years and cost several hundred thousand dollars. They hired a group that is certified by NYS to study bats. They set up netting on the property for four nights from 7:00 PM to 4:00 AM to see what bats might fly into the netting. The first night, 20 bats, the highest number were netted which were marked and cataloged. There were no Indiana bats caught over the four days which was good news for their purpose but not from an environmental standpoint. He was told that there were 36,000 bats two years ago and now the estimate is that there are under 3600 in this area. They are dying from the white nose disease.

Elise Viola asked them to clarify the existing zoning codes zones on the map and what they are requesting to rezone.

Tinkelman indicated on the map the areas of one-acre and two-acre residential zoning; explaining the changes.

Supervisor added that this property is in a resort zone and a zoning change would not be needed, the whole property could be developed into a resort.

Maxon noted that it could be beneficial to tourism of the Hudson Valley as what has been done with the Walkway over the Hudson.

Alan VandeBogart asked how many residential units were proposed.

Tinkelman answered that it was in the range of 900.

08.03.2011

Stenger added that they are not making an application for any number of housing units at this time; they are asking for rules for 15 to 18 years from now if there is a demand, which would allow an application that would be viewed on its merits.

Tinkelman rather than the rush to judgment, it will be seen in the process the test of the number of units, what green remains, the roadways and the setbacks; he asked everyone stays open-minded.

Litts asked how many acres in the planned residential district and Tinkelman answered that there were over 200 acres

Brennie posed that the whole property is now residentially zoned and asked what the build out would be if there was a market for the housing and Tinkelman replied that it would be from 200 to 1,000 units.

Maxon stated that the last proposal was 340 housing units with a golf course.

Tinkelman said that this is a scientific, complex, planning process; he offered that this could also be a really beautiful place and he is asking that the process is constructive.

Raphael Diaz asked how much of the area would remain open to be public.

Tinkelman feels that it would be half way in and then down to the River and they will show the trail system in detail as the process progresses.

Supervisor added that there will be trails throughout the whole property where the residents can walk to the restaurants.

VandeBogart commented that Highland Square and Vineyard Commons were touted as being rateables and now the Town is being sued for lower assessments, concluding that the rateables question is of concern.

Tinkelman said that they are building for users and if a company wants to come in it will be a financeable company.

Maxon added that leases and sales are for a minimum of ten years and are not speculative.

Stenger said the key thing is the application needs to go before the Planning Board before the developers can give concrete answers.

Gerard Lyons asked the type of industry they anticipate as they have offered that they will be 'high-paying' jobs.

Tinkelman answered that they do not know what type of industry but it has to be in place before the housing.

Daniel Rowland said that there at least 70 acres of the best vineyard lands in the Hudson Valley and asked if they were considering using the vineyard land as open space.

Tinkelman answered that they were and that is going to be part of the conversation with the developers; they feel that the heritage of the area will help to sell it.

Donna Deeprose referred to the analogy of the three-legged stool: conference center and hotel; light industrial and the residential; emphasizing that it would take all three to make the project successful. The last leg would not begin until the first two have succeeded.

Tinkelman replied that this is a flexible process and feels that if there was interest in building 25 really beautiful townhouses, they would not be denied but they would have the guidelines that have been established. There is no housing market today.

Litts clarified that the Town has a lot of unsold housing and the third leg will be held up by the rest of the Town until the demand is there for the new residential.

Deeprose asked how much residential development is required to provide the third leg.

Tinkelman responded that he felt that drawings should be seen of that, showing the areas that would support certain size residential areas.

Stenger stressed that the critical fact is that this land is wholly owned by a family that can afford to wait 20 years. They cannot tell what it is until this process goes

08.03.2011

forward and a real application is in front of the Planning Board. The residential is not necessary to finance the success of the hotel and the commercial aspects of the proposal. The family will get its capital back out of the third leg.

Tinkelman said that the market dictates and the first houses that will sell are the houses that are on the market in Town.

Litts asked David Barton how many housing units are being proposed in the Town and he said that according to Barton's numbers that there will be approximately 1,000 units within the build-out period. His personal opinion is that he does not want to have the residential component of this project if there are going to be houses in town without occupants.

Viola pointed out that there is already a large school tax burden and feels that she does not want to add to that burden.

Brennie commented that was the thought behind Vineyard Commons and Highland Square.

Vivian Wadlin asked if the Feinberg family has other projects so that the Town could see how successful they have been in the past.

Tinkelman offered to send information on the family.

Jeff Anzevino said that he read the Comprehensive Plan cover-to-cover and it is full of places for residential development to be sited and this is not mentioned in the plan. As of 2000 there were about 3800 residential units in the Town so it is hard to imagine the potential 900 units in a 20-year build out. The Plan also envisions the light industrial area to be around North Road and Route 9W, extending the water and sewer to the north. The Plan does not say anything about extending to the south. He asked if they have read the Comprehensive Plan and if so, how they reconcile it with 400,000 square feet of light industry at the edge of Town and up to 900 residential units on this pristine area outside of the Hamlet. He asked what it would do to the capacity to build units near the Hamlet, and what people are relying on in the revitalization of the Hamlet, if the 900 units are built outside of the Hamlet.

Tinkelman replied that those questions will be answered as the process goes forward.

Supervisor said that the pressure is on the Town Board to think about the Hamlet and the density of the Hamlet has been discussed at the Tri-Board meeting; they should look at the Comprehensive Plan, they do have the PRD specifications. When the Planning Board gave the proposed Code to the Town Board to adopt, it was a TND (Traditional Neighborhood Design). The TND did not work because it was cut and pasted from a city with square roads and intersections. The whole area needs to be looked at; it was thought it could be accomplished with the Rail Trail Overlay District and to entice development and higher density to the Hamlet. There are a lot places on Commercial Avenue, St. Augustine school area; behind the Adonai Lodge, behind the Town Hall and Torsone's that could have infill projects but it is up to the Town Board to think about the density that would entice someone to invest in the Hamlet.

Anzevino compared the 170 units at Bridgeview to 900-plus number, it would be about five times the size; at Bridgeview people can walk to Hannaford's and other amenities, although the Tuscan Village is a nice idea and the right part of this, the residents won't be able to walk anywhere.

Terry Scott said that there was interest in this property when Bob Shepard was Supervisor she was Town Historian; at that time, she gave a representative of the developer a packet of the history of the property. The plan at the time was similar and she was ready to put in a bid for one of the houses; however, that plan said

nothing about 900 houses. She related that was the time when construction was booming and asked why the development did not proceed.

Maxon thought that it may have been a fellow by the name of Jack Gray and he said that there was no money available to do it. He recalled that a luxury golf course was planned and noted that there was an annual fee of \$22,000 per member.

4. MOTIONS AND RESOLUTIONS

A. RESOLUTION made by Paladino, seconded by Brennie, to approve payment of all vouchers as audited by the audit committee:

General	G910 to G995	\$ 42,112.27
Highway	H350 to H392	\$ 28,519.99
Miscellaneous	M236 to M264	\$994,737.91
Prepays	P179 to P203	\$ 8,871.25
Sewer	S209 to S237	\$ 17,444.51
Water	W263 to W295	\$ 19,179.07

Roll call: Costantino, aye; Paladino, aye; Brennie, aye; Litts, abstain (Audit).

Three ayes carried

B. MOTION made by Brennie, seconded by Litts, to close the driveway at the First United Methodist Church on Sunday, August 7, 2011 between the hours of 6:30 PM and 8:00 PM from Main Street to the STOP sign at the garages for Summer Bible School and direct the Highway Department to barricade.

Four ayes carried.

C. MOTION made by Paladino, seconded by Brennie, to close Vineyard Avenue from Milton Ave to Main Street on Saturday, September 10, 2011 from 6:00 PM to 11:00 PM for Events Committee Fall Block Party and direct Police and Highway to barricade.

Four ayes carried.

D. MOTION made by Paladino, seconded by Litts, to authorize the use of the Hudson Valley Rail Trail, 75 Haviland Road by the Hudson Valley Rail Trail Association on Saturday, October 8, 2011 from 9 AM to 12 Midnight for the Hudson Valley Rail Trail Gala – An Evening under the Stars. All vendors will provide certificates of insurance as per Town of Lloyd Insurance Requirements including Liquor Liability of \$1,000,000, where applicable.

Four ayes carried.

E. MOTION made by Paladino, seconded by Litts, to authorize the use of the Hudson Valley Rail Trail, 75 Haviland Road and Trail by the Town of Lloyd Events Committee on October 9, 2011 from 7 AM to 7 PM for the Highland Hudson Fest; a showcase of the Hudson Valley’s merchants, farms and wineries. All vendors will provide certificates of insurance as per Town of Lloyd Insurance Requirements including Liquor Liability of \$1,000,000 where applicable.

Four ayes carried.

F. RESOLUTION made by Paladino, seconded by Costantino, to accept the resignation of Edward M. Kovac as a Police Officer from the Town of Lloyd Police Department effective August 10, 2011 at the recommendation of Chief David Ackert.

Roll call: Costantino, aye; Paladino, aye; Litts, aye; Brennie, abstain.

Three ayes carried.

08.03.2011

G. RESOLUTION made by Paladino, seconded by Litts, to accept the resignation of Kyle Kreuzer as a Police Officer from the Town of Lloyd Police Department effective July 25, 2011 at the recommendation of Chief David Ackert.

Roll call: Costantino, aye; Paladino, aye; Litts, aye; Brennie, abstain.

Three ayes carried.

H. RESOLUTION made by Paladino, seconded by Brennie, to authorize Central Hudson to install a 16000 HPS Light on Pole # 4350 on Upper North Road at the request of Mrs. Geraldine Simone, 281-283 Upper North Road, and authorize Supervisor to sign Street Lighting Authority Order.

Roll call: Costantino, aye; Paladino, aye; Brennie, aye, Litts, aye.

Four ayes carried.

I. TABLED RESOLUTION Whereas the Town of Lloyd Court Security Officer is occasionally unable to work during a court session and;

Whereas one of the female Court Clerks covers his position checking people in and providing security in his absence and;

Whereas the Town Board and Town Justices feels this is unsafe and the position should be held by a qualified person and;

Whereas John DiValentino has applied for the position and meets Civil Service requirements and has previously worked as Court Security Officer in the Town of Lloyd;

Now therefore be it resolved the Town of Lloyd Town Board is authorizes hiring John DiValentino on a part-time, as needed, Court Security Officer at \$15.00 per hour, maximum of 20 hours per week with no benefits at the recommendation of Justices Terry Elia and Eugene Rizzo.

J. RESOLUTION made by Brennie, seconded Paladino,

WHEREAS the Town of Lloyd Town Hall leased Xerox copier W5638PT Serial # WRT 618 038 for a term of 36 months at the rate of \$339.15 per month inclusive of full maintenance contract and;

WHEREAS the lease has expired and the sales representative has offered the town an agreement to modify our current contract to a purchase price of \$539.00 and monthly maintenance fee of \$128.40 for a term of 12 months;

NOW THEREFORE BE IT RESOLVED the Town of Lloyd Town Board approves the agreement with Xerox and authorizes the Supervisor to sign it.

Roll call: Costantino, aye; Paladino, aye; Litts, aye; Brennie, aye.

Four ayes carried.

J. RESOLUTION made by Brennie, seconded by Paladino, to authorize an adjustment for Account #5100, The Garvey's, 52 Phillips Avenue for their May 1, 2011 bill. Using the usual formula, a \$192.47 adjustment on water, and a \$153.98 adjustment on sewer, for a total adjustment of \$346.44 as it meets the criteria as set forth by the Town Board.

Roll call: Brennie, aye; Costantino, aye; Paladino, aye; Litts, aye.

Four ayes carried.

Supervisor noted that the draft of this agenda was on the Town of Lloyd website today; the posted draft may not have all of the verbiage but it will give information on what will be talked about in the meeting. It is hoped that the video of the meeting will also be out there but if it is not they have promised that it will be there by Friday and there will be a link on the website to get there.

08.03.2011

Mark Reynolds, *Southern Ulster Times*, asked if the meetings would be archived. Supervisor said this has been a learning experience but it will be live-streamed and then remain on the website.

Rosinski said that at this time the Town is using the School District's link and eventually the Town will have their own. She said that they are checking with Virtual Town Hall to see if she is uploading information correctly; members of the audience said were not sure that they were getting all of the notices that were uploaded. The information is available in the 'What's New' column of the website.

MOTION made by Brennie, seconded by Paladino, to go into executive session to discuss personnel with David Barton at 7:05 PM.

Four ayes carried.

MOTION made by Litts, seconded by Paladino, to come out of executive session at 8:29 PM.

Four ayes carried.

MOTION made by Litts, seconded by Paladino, to adjourn the meeting at 8:30 PM.

Four ayes carried.

Respectfully submitted,

Rosaria Schiavone Peplow
Town Clerk