

The workshop meeting of the Gardiner Town Board was held this date at the Gardiner Town Hall at 6:45 PM. Supervisor Zatz presided with Councilmen Koenig, Mele, Reynolds and Wiegand present.

**EXECUTIVE SESSION**

On motion of Councilman Mele, seconded by Councilman Wiegand and carried, the Board entered immediately into executive session for the purposes of discussing litigation.

**LEAVE EXECUTIVE SESSION**

On motion of Councilman Wiegand, seconded by Councilman Reynolds and carried, the Board left executive session at 7:30 PM.

**REGULAR SESSION**

At 7:30 PM the Board entered into regular session of the workshop meeting. There were approximately 33± audience members.

**ANNOUNCEMENTS**

Supervisor Zatz announce vacancies on the Open Space Commission and for the alternate position on the Zoning Board of Appeals.

**OHIOVILLE ACRES**

Attorney Michael Moriello and engineer Barry Medenbach were present to review the Ohioville Acres Subdivision and their plan to move forward with the project. The next step is to approve the water supply corporation that will service only this development. This company must be formed pursuant to the NYS Transportation Corporation Law. This requires a Town Board public hearing. A motion was made by Councilman Wiegand, seconded by Supervisor Zatz and carried to schedule the public hearing for March 6, 2012 at 7 PM.

**HAMLET GREEN SEWER EASEMENT**

**Resolution No. 51 – Acceptance of Sewer Easement Hamlet Green Properties Sewer Lot # 124 Second Street**

Offered by Councilman Mele

**WHEREAS**, the above property owner has been granted a Residential Connection Permit in Gardiner Sewer District #1 and has installed the necessary facilities and has agreed to grant an easement to the District, and

**WHEREAS**, an easement is required for future maintenance and repair of sewer lines, tanks, pumps, etc. by the District, then

**RESOLVED**, pursuant to Section 64 of Town Law, the Town Board of the Town of Gardiner, acting on behalf of Gardiner Sewer District #1, does hereby accept as a gift the above easement, and

**FURTHER RESOLVED**, the Supervisor is authorized to act on behalf of the District in this matter and cause a deed or other instrument to be filed with the Town Clerk.

Seconded by Councilman Reynolds and carried.

**APPOINTMENT – OPEN SPACE COMMISSION CHAIRMAN**

On motion of Councilman Koenig, seconded by Councilman Wiegand and carried, Marc Moran was re-appointed as chairman to the Open Space Commission for a term to expire December 31, 2012.

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### **MINUTES**

Minutes of December 8, 2011, December 13, 2011 and December 15, 2011 were approved as written on motion of Councilman Koenig, seconded by Councilman Mele and carried.

### **SIDEWALK UPDATE**

Supervisor Zatz stated that Phase II of the sidewalk project is close to going out for bid. The Town is still obtaining signatures from property owners for the Phase I portion of the project.

### **TRANSFER STATION BAN RENEWAL**

Supervisor Zatz received a renewal interest rate of 1.63% for this year's transfer station bond anticipation note. He reminded the Board that that next year we will renew for a 5 year period.

### **MAJESTIC PARK POLE BARN**

Supervisor Zatz, Councilman Koenig, Park Chairman Mike Gagliardi and Morris Associates engineer Tom Harvey met this week to discuss the park's master plan and the replacement of the culvert pipe and bridge destroyed by the flood during Hurricane Irene. The FEMA estimate of \$70,000 in damage for the Town does not include the park damage. A request will be made for additional funding for the park. Councilman Wiegand would like the master plan to include all parkland within the Town. Mr. Wiegand will work with Mike Gagliardi on the master plan for the parks.

### **RESIGNATIONS**

Two letters of resignation have been received. Monique Morano, assessor clerk and Merry McCall transfer station coordinator. Ads will be placed in the newspaper and on the website for these positions.

### **WIRELESS EDGE/CELL TOWER**

Councilman Wiegand would like to invite John Arthur of Wireless Edge to the next meeting to be held on March 6 to update the Town Board on the progress of the cell tower project.

### **OPEN SPACE COMMISSION UPDATE**

Marc Moran, Chairman of the Open Space Commission will be present at the March 13<sup>th</sup> meeting to update the Town Board on the progress of the commission and the Hess Farm project.

### **HEALTH INSURANCE**

MVP has increased the health insurance for the Town by 11 ½% . Budgeted amount for 2012 will cover this increase.

### **FINANCIAL ISSUES**

**Sidewalk Project** - Supervisor Zatz brought to the attention of the Town Board that the 5% of Town funding required has not been done. He has suggested the creation of a sidewalk reserve fund from the unexpended balance or a line in the budget for this funding. In any case it must be done.

**Budget – General Fund** – Appropriations are over by \$12,143.00; Retirement for Highway was shorted by \$33,246.00 and funding will need to be looked at through the Highway budget. Councilman Mele stated that he will approach Superintendent Haynes regarding this.

Councilman Wiegand requested an analysis of the 2011 budget versus the actual expenses for that year. In light of these errors, Supervisor Zatz would like to hire an outside CPA firm to conduct an audit of the Towns accounts. Supervisor Zatz will get pricing and the Town Board will decide if it is necessary.

**PRIVILEGE OF THE FLOOR**

**Susan Lewis** – spoke about her concerns with the proposed campground to go in adjacent to her property. She also addressed the need for formal rules to be in place and reviewed their concerns that Mohonk Preserve and Palisades Park did not address.

**Doris Chorny** – stated that the Town needs to be vigilant of open space that we have. She feels this is a way to make money at the neighbors expense.

**Jack Habersberger** – understands their concerns, but rules are only as good they can be enforced.

**Mathew Swerdloff** – does not object to the campground, but is looking to the Town Board for control of the zoning.

**Kent Pierce** – has concerns with trespassing and concerns with setting a precedence for property transfers to Mohonk Preserve and PIPC.

**Nancy Cass** – suggested that Mohonk Preserve work with the Town rather than PIPC. Also suggested a public hearing on the project.

**David Sides** – suggested using relationships among various organizations to make this work.

**George Tukel** – with all the time and effort that was put into the zoning, wouldn't it be prudent to have Mohonk Preserve and PIPC to follow the law.

**Hank Alicandri** – addressed public gatherings at the campground and the maximum number allowed, alcohol consumption and rental of the pavilion space. Stated that Mohonk Preserve would like to be a good neighbor.

Board members discussed the campground issue. Supervisor Zatz suggested re-visiting the application and addressing the number of participants allowed at a gathering. Councilman Mele would like the building inspector to review the plan and seek legal counsel.

**Jack Habersberger** – questioned the need for an audit.

**Mike Moran** – stated that Supervisor Zatz becomes personally responsible for any financial errors.

**Pam O'Dell** – stated that a resolution was never adopted to allow for sidewalk expenditure.

**ADJOURNMENT**

On motion of Councilman Wiegand, seconded by Councilman Mele and carried, the meeting was adjourned at 9:50 PM.

Respectfully submitted,

Michelle L. Mosher  
Town Clerk