

The workshop meeting of the Gardiner Town Board was held this date at the Gardiner Town Hall at 7 PM. Supervisor Zatz presided with Councilmen Koenig, Mele, Reynolds and Wiegand present. There were approximately 21± audience members.

### ANNOUNCEMENTS

March 31 – Annual Easter Egg Hunt 12 Noon sharp at Majestic Park.

### PRIDE OF ULSTER COUNTY

The Ulster County Legislature is looking for nominees from the general public for the Pride of Ulster County award.

### ENVIRONMENTAL CONSERVATION COMMISSION APPOINTMENT

On motion of Councilman Koenig, seconded by Councilman Reynolds and carried, Jeffrey Perks was appointed to the ECC.

### OPEN SPACE COMMISSION APPOINTMENT

On motion of Councilman Mele, seconded by Councilman Wiegand and carried, Gunter Spilhaus was appointed to the Open Space Commission.

### PUBLIC HEARING – OHIOVILLE ACRES WATER CORPORATION

At 7:10 PM the Town Clerk read the legal notice for the public hearing this evening for the Ohioville Acres Water Corporation. Attorney for the Town David Brennan was present to review and explain the Water Corporation and the remaining documents presented by the Ohioville Acres attorney Mike Moriello. Also present was Barry Medenbach, engineer for the project.

Board members have concerns with the monitoring of the operation of the water company. Attorney Moriello explained that it would be monitored through the health dept. as part of the subdivision improvement agreement. The Town does not have any involvement on the maintenance, but if the corporation does not follow through with their responsibilities, the Town can come in and force them to do so. Councilman Koenig suggested oversight of the water corporation to be sure that investments are done to maintain the facility so that the Town does not need to step in. Attorney Brennan stated that there should be insurance, a letter of credit or some other financial security created for this purpose. There was a lengthy discussion about a water district for the future.

Attorney Moriello is requesting the Town to adopt a resolution for the Consent of the Formation of the Water Corporation for tonight or next week's meeting.

Supervisor Zatz opened the hearing up to the public for any questions and/or comment.

**Jack Habersberger** – what happens if only a few lots are sold. How is the water corporation paid?

Attorney Moriello explained that the developer pays for all costs up front.

**Henry Tortora** – is the storage tank ground level or elevated. Barry Medenbach explained that it is ground level with a very sophisticated modern system.

**Todd Mathews** – questioned the letter of credit. Who actually stands behind it.

**Sanford Levy** – lives adjacent to the property and is opposed to the development. Asked if the Town Board's environmental review of this development would be on a continuous basis. Mr. Moriello stated that the Army Corps of Engineers and the Town's building inspector will be monitoring the development of the property.

**Ray Smith** – asked who would own the water company once the development is completed. Mr. Moriello stated that the developer or successor will continue to run the company.

**Sanford Levy** – environmentally is the Town going to watch this project.

**Supervisor Zatz** – stated that 164 acres of this development will become open space. The Town is working out a conservation easement monitoring plan at this time.

There were no other questions or comments. Town Board members decided to keep the public hearing open to next week's meeting on motion of Councilman Wiegand, seconded by Councilman Mele and carried. Attorneys Mike Moriello and David Brennan reviewed the remaining documents – Subdivision Agreement, Offer of Cession, Storm Water Management Agreement, Conservation Easement and so on. A few changes were recommended. Attorney David Brennan will re-work the documents with these changes. Councilman Koenig questioned how taxes would be levied on the open space associated with this project.

### **OPEN SPACE COMMISSION**

Marc Moran, Chairman for the Open Space Commission was present to update the Town Board on the projects currently before the Commission. They are now focusing on the Hess Farm located on Sand Hill Road. The grant application has been accepted by the federal government and the Town has been awarded a 50% matching grant of \$450,000. The Open Space Institute has committed 25% or \$112,000 of the match. The Gatstacker Foundation has committed to the match but has not yet stated the amount. At this point \$85,000 needs to be raised by March of 2013. Mr. Moran stated that fund raising events will be held.

### **SIDEWALK PROJECT – PHASE II**

Supervisor Zatz stated that the Town is very close to going out for bid. They are now at the highway permit stage. Phase I is funding separately and still needs to go through reviews.

### **FEMA – HURRICANE IRENE**

Documents for the road repairs for the bridge at the pole barn in Majestic Park totaled \$5,380. The Town Board has decided to reject the payment from FEMA and apply for additional cost for hazard mitigation.

Supervisor Zatz explained the FEMA payment process. The money first goes to the State who in turn sends a payment to the Town. The Town has a responsibility of 12 ½%. Mr. Zatz will check out if the Town's insurance may provide some coverage for the Town's portion of the cost.

### **ULSTER COUNTY LEGISLATURE**

Supervisor Zatz reminded the Town Board that UC Chairman Terry Bernardo will be attending next week's Town Board meeting.

### **ASSESSOR CLERK**

The Town received fifteen (15) resumes for the assessor clerk vacancy. Assessor Maureen Gallagher will narrow down the choices to five (5) or six (6) and will then schedule interviews.

### **STEVES LANE PROPERTY**

Research work is still being done for the title/survey but they should be ready to draw up the paperwork for closing shortly. The Town has not received a contract to date.

### **CELL TOWER UPDATE**

The Town has been served with an Article 78 naming the Town of Gardiner Town Board, Planning Board and Wireless Edge by the owners of the Gardiner Airport.

The application process has not progressed as they are still waiting for DEC delineation. Wireless Edge is not ready to appear before the Planning Board.

**HEALTH INSURANCE**

Health insurance for Gardiner town employees is scheduled to renew on April 1<sup>st</sup>. Changes with MVP has caused the Town Board to look at other insurance plans. An employee meeting will be scheduled.

**PLANNING BOARD**

Board members discussed the possibility of reducing the Planning Board from seven (7) members to five (5) members. Councilman Wiegand suggested inviting the Planning Board to a meeting to discuss this. Supervisor Zatz will get information from the Association of Towns and the Planning Federation regarding this issue.

**ENVIRONMENTAL CONSERVATION COMMISSION**

The ECC is currently working on the Aquifer Protection Law and the Watercourse Law. Two (2) meetings have been scheduled in April to discuss water resources. They are opened to the public and will take place on April 12 and April 25 at 7 PM.

**RIVER ACCESS**

Board members discussed certain lands owned by the Town that provide river access for its residents. A suggestion was made to clear an area to these properties so that the river is visible making the access known to residents.

**SALT SHED**

It is now time to contact Watchtower who has agreed to re-roof the Highway Dept. salt shed. They will supply the labor as long as we supply the materials.

**FINANCE UPDATE**

Councilman Wiegand would like a financial update for the general fund and the highway fund at the April meeting.

**PRIVILEGE OF THE FLOOR**

**Jack Habersberger** – if the sidewalk bids are higher than the grant what happens. Supervisor Zatz believes that it would be re-bid.

**David Straus** – suggests a dock for the pathways to the river.

**Gunter Spilhaus** – suggested a “riverwalk” on the town property.

**Marion Kells** – who is responsible for the bridge over the river on Route 44/55.

**Pam O’Dell** – commented that Bruynswick Road is collapsing near the Taylor-Katz property.

**ADJOURNMENT**

On motion of Councilman Wiegand, seconded by Councilman Mele and carried, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Michelle L. Mosher  
Town Clerk