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Monday, May 23, 2016
The Town of Fallsburg Town Board conducted
Public Hearing at the Town of Fallsburg relative to
Discussion – Mountain Stream Villas – PUD
Town Hall, 19 Railroad Plaza
South Fallsburg, New York
5:50 PM

Present:
Supervisor, Steven Vegliante
Councilman, Arnold Seletsky
Councilman, Mike Weiner
Councilman, Joe Levner
Town Clerk, Donna Akerley
Supervisor's Secretary, Linda Ingber
Assistant Attorney to the Town, Paula Kay Drapkin
Comptroller, Scott DuBois

Absent:
Councilman Nathan Steingart

5:50 p.m. Public Hearing relative to Discussion – Mountain Stream Villas - PUD

Motion by Councilman Weiner, Seconded by Councilman Seletsky to Open Public Hearing
Vote 4 Ayes

**Supervisor Steven Vegliante asked if anyone on the board had any questions. ** Supervisor Steven Vegliante then asked Jay Zeiger to give a quick update.

Jay Zeiger: This project had been filed with the Town Planning Board many years ago. The investment in the property when we stopped counting per the Planning Board was about $350,000 dollars; or when the engineering had been done the sewer and water systems were all designed and approved. The wells they did the testing. The sewer plant was all submitted. Your engineer reviewed everything on the project. The Planning Board was a meeting away from approving the project as a recommendation of your engineer. Then there was a litigation that started that had a stay on proceeding that litigation lasted several years. When the litigation ended that is when we went back to try to get the project approved, but by that time, the zoning had changed. Since it had not been approved it wants to be grandfathered in under the old zoning. We went to the Zoning Board for a variance and the Zoning Board turned down the variance. We went for a hearing with the Zoning Board and it let us to believe we were okay and at the eleventh hour we were all surprised that the Zoning Board turned it down. We appealed to the Board and Steve asked that I meet with Mollie and come up with a solution to try to protect this person's investment. A PUD on deal is what came up. We structured the PUD to be consistent with many of the other PUDS that already exist in town. We followed the duplex law for some of the issues that had not been specific in PUDS that already exist in town. This PUD is kind of a combination of your existing Duplex

source things like landscaping, parking, setbacks and open separations those are all consistent with the Duplex law. To be consistent with the PUD law we inserted a commercial element to additional setbacks. At this point it is a combination of the property owner's design and with the input from Mollie and quote her on what changes they would like to see done and incorporated.

Supervisor Steven Vegliante: Did the Town Engineer view it?

Paula Kay Drapkin: We are hoping he say yes.

Supervisor Steven Vegliante: Before it is up for a vote, should like to hear back from Will if he is okay with the plan.

Paula Kay Drapkin: I also think it won't be a bad idea to send it to the Planning Board for recommendation.

Councilman Mike Weiner: Will the structures have the same coloring on the outside or will they be alternating in colors? For years we have been asking for that.

Jay Zeiger: There is no decision made on that. That is a condition to approval.

Paula Kay Drapkin: Read conditions

Motion by Councilman Seletsky, Seconded by Councilman Weiner to close Public Hearing.
4 Ayes

Work Session and Legislative Meeting as follows:

Work Session: Discussion: Special Police

Supervisor Steven Vegliante: I met with PDA kind of agreed on the amendments to the existing special police statue. We will be able to use peace officers for traffic, for court room duties. At their request, we added a special police title to Joanne's title. We have the ability to make Joanne a special police officer so she can write her own tickets. It is an improvement to the law and doesn't have to wait for a police officer to prepare charges. So it protects the animals in our town. I sent it off to the PDA and haven't heard from them. Once it is approved I will hold a Public Hearing and then vote on.

6:00 p.m. Legislative Meeting called to order by Supervisor Steven Vegliante.

Salute to the Flag: Town Clerk, Donna Akerley

Supervisor's Report: none

Legislator's Report: none

Liaison's Reports: Councilman Arnold Seletsky: Today's event is at the park.

Correspondence: none

Citizens' Comment: none

Operations:

Motion #140

Motion to approve Legislative Meeting Minutes of May 9, 2016.

Motion by Councilman Seletsky, Seconded by Councilman Levner

Motion carried 4 Ayes

Motion #141

Motion to approve Work Session Meeting Minutes of May 16, 2016.

Motioned by Councilman Seletsky, Seconded by Councilman Levner

Motion carried 4 Ayes

Personnel:

Motion # 142

Motion to approve Ben Doland for Seasonal Employment in the Code Enforcement Department effective May 9, 2016.

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion carried 4 Ayes

Motion # 143

Motion to approve Rory Meyer for Seasonal Employment in the Water Department effective May 31, 2016.

Motion by Councilman Seletsky, Seconded by Councilman Levner

Motion carried 4 Ayes

Motion # 144

Motion to approve Corey McKeon for Seasonal Employment in the Collections Department effective May 31, 2016.

Motion by Councilman Weiner, Seconded by Seletsky

Motion carried 4 Ayes

Motion #145

Motion to approve for Seasonal Employment in the Parks Department effective May 23, 2016.

Richard Hindley – Laborer
Jason Corley – Laborer
Cafui Awasu – Office/Counter

Motion by Councilman Seletsky, Seconded by Councilman Weiner

Motion carried 4 Ayes

Finance:

Motion # 146

* Motion to approve Warrant #05B16 dated 5/18/16 in the amount of $180,208.79.

Motion by Councilman Seletsky, Seconded by Councilman Weiner

Motion carried 4 Ayes

Executive Session:

6:03 p.m. Motion to enter into Executive Session as set forth in Public Officers Law Sec. 105 (1)

Regarding: 2 - Contract negotiations & Employment matter

Motioned by: Councilman Seletsky Seconded by: Councilman Weiner
7:00 p.m. Motion to adjourn Executive Session

Motioned by: Councilman Weiner Seconded by: Councilman Levner

8:00 p.m. Motion to adjourn Legislative Session

Motioned by: Councilman Levner Seconded by: Councilman Weiner

Donna Akerley, Town of Fallsburg Town Clerk