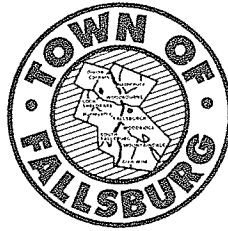


DONNA AKERLEY  
*Town Clerk, Registrar  
Tax Collector  
and Marriage Officer*  
www.townoffallsburg.com



TOWN CLERK'S OFFICE  
TOWN OF FALLSBURG  
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19 Railroad Plaza  
South Fallsburg, New York 12779  
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Monday, February 13, 2017  
The Town of Fallsburg Town Board  
Conducted their Legislative Meeting at Town Hall,  
19 Railroad Plaza, South Fallsburg, New York  
6:00 pm

**PRESENT:**

Supervisor Steven Vegliante  
Councilman Arnold Seletsky  
Councilman Mike Weiner  
Councilman Nathan Steingart  
Councilman Joe Levner

Town Clerk Donna Akerley  
Supervisor's Secretary Linda Ingber  
Comptroller Scott DuBois  
Attorney for the Town Paula E. Kay  
Code Enforcement Officer Mollie Messenger  
Code Enforcement Officer Greg Pitula

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

**Salute to the Flag:**

**Councilman Joe Levner**

**Supervisor's Report:**

**Supervisor Steven Vegliante:** "We expect slight amounts of snow this week but we will stay on top of it. I want to thank the public in general for staying off the roads for the most part. It makes it much easier for the highway departments, emergency service workers and police to do their job. I want to update everyone on the Comprehensive Plan we are moving forward we given a very hard date of April 1<sup>st</sup> for them to complete their work. We don't want this slipping. I understand from the feedback from our consultant that they are making some progress and they will have a report to us timely. I encourage anyone in the public both here and anyone who reads the minutes to stay involved in that process. All those meeting are in fact public. Even though there is a Comprehensive Plan Committee I am sure they would appreciate input from the public as well."

**Legislator's Report:**

None

**Liaison's Reports:**

**Councilman Arnold Seletsky:** "Highway did a great job. I want to thank Donnie for plowing all the snow on LaVista Drive."

**Councilman Joe Levner:** "The winter carnival is rescheduled for February 26 at 12:00pm."

**Correspondence:**

None

**Citizens' Comment:**

None

**Operations:**

**Motion # 61**

Motion to authorize Town Clerk to solicit competitive bids for 1-A Stone, low abrasion, non-wappinger crushed limestone – Bid date February 27, 2017 @ 2:00 p.m.

**Motion by Councilman Mike Weiner, seconded by Councilman Arnold Seletsky**

**Motion carried 5 Ayes**

**Motion # 62**

Motion to approve 2017 Re-Organizational Meeting Minutes of January 9, 2017.

**Motion by Councilman Arnold Seletsky, seconded by Councilman Mike Weiner**

**Motion carried 5 Ayes**

**Motion # 63**

Motion to approve Legislative Meeting Minutes of January 23, 2017.

**Motion by Councilman Arnold Seletsky, seconded by Councilman Mike Weiner**

**Motion carried 5 Ayes**

**Motion # 64**

Motion to approve 2026 Year End Budget Amendments and Transfers.

**Motion by Councilman Mike Weiner, seconded by Councilman Arnold Seletsky**

**Motion carried 5 Ayes**

**Finance:**

**Motion # 65**

Motion to approve Warrant #0217 dated 2/8/17 in the amount of \$433,328.16.

**Motion by Councilman Arnold Seletsky, seconded by Councilman Mike Weiner**

**Motion carried 5 Ayes**

**Motion # 66**

Motion to approve Warrant #02A17 dated 2/8/17 in the amount of \$199,395.61.

**Motion by Councilman Mike Weiner, seconded by Councilman Arnold Seletsky**

**Motion carried 5 Ayes**

**Motion # 67**

Motion to approve Warrant #02B17 dated 2/8/17 in the amount of \$1,332,645.84.

**Motion by Councilman Arnold Seletsky, seconded by Councilman Mike Weiner**

**Motion carried 5 Ayes**

**Joint discussion with the ARB & Town Board**

**Supervisor Steven Vegliante:** "What is important to The Board and what is on all our Boards is consistency. It has a lot more to do than protecting the record when it comes to development and not dealing with unnecessary litigations and giving applicants a define and a route through the developer. What I found in my practice what I found across the state is when we don't have that they are not defensive in court. We are really trying to tune up our Zoning Codes for that reason. There are a lot of ambiguities in the last code little by little we tried to attack it. "

**Paula E. Kay:** "I just want to add towards what Steve said about consistency. I know you guys are busy and even though we have a Moratorium, we all know that things are still building and development in the Town of Fallsburg and soon as the Moratorium is lifted we know there will be a lot more. So we want to be certain that the ARB is working consistently and coordinating with Mollie and her office with Code Enforcement that you are as best you can, communicating with the Planning Board. In one way you do have a planning role. The code says in cases where site plans approval is required the ARB shall be considered as performing one aspect of the overall site plan. It is important that the two Boards communicate. If you have a recommendation on an item please communicate that directly to the Planning Board Chair. If you are communicating within the Board we need to do that at a meeting with the applicant present. That is important, just like when the Zoning Board or Planning Board is meeting on an application it is important to have the applicant there and aware to be able to comment back and forth. It is also critical that you treat every application with as much vigor as the next one. You know your jurisdictional function with regards to signage, roofing, windows, or exterior building design, coloration finish or trim that is important. There may be times that the Planning Board consults with you regarding landscaping. They have the opportunity to do so. They have to actually ask you to do that."

**Mollie Messenger:** "I talked to Joe and Brian several times. With the ARB we have been trying for about six months or so we have been trying to get the Planning Board to shift to you guys a lot sooner. We have had conversations back and forth so you can see all the buildings see what is happening and while they are in the planning stages. That is what has been happening which is good. In that 4 developments are on its way, some of them have gotten permission some of them have not. The last one Joe and I had spoken about 290 Laurel does not need to approve it the first time around. We had several discussions

about the floor plan what we can do what you want to see, which then made it so that they need to go back to engineering and actually do some different grading and move the foundation a little bit. That's fine that is what we want to have happen. You are dealing with this SBL this is what you are doing this what you want it to look like. There should be no pressure there is no Planning Board approval before you approve it. None of that, there never has been. Anytime email is the always the best. Go to the sites see what they looks like".

**Supervisor Steven Vegliante:**" Do they interact with your office in that process? Do you guys have time to show them the site? Do you have a specific question? Could you go out with them to a site and explain why? Whether it is Molly, Greg or George or whoever winds up coming to your meeting, they are your cops. You have to have a relationship back and forth. They are the ones who are going to take your recommendations."

**Executive Session:**

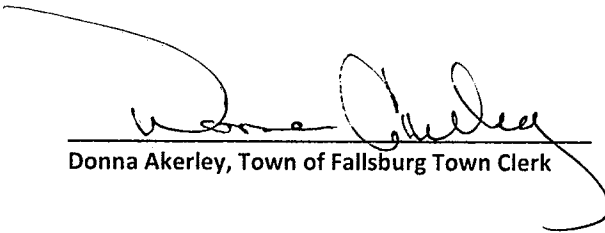
7:15 p.m. Motion to enter into Executive Session as set forth in Public Officers Law Sec. 105 (1)

**Regarding:** Personal & Pending Litigation Matters

Motioned by: Councilman Weiner Seconded by: Councilman Seletsky

8:31 p.m. Motion to adjourn Executive Session & Legislative Meeting

Motioned by: Councilman Levner Seconded by: Councilman Steingart

  
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Donna Akerley, Town of Fallsburg Town Clerk