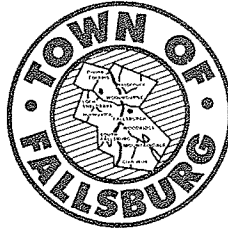


DONNA AKERLEY

*Town Clerk, Registrar
Tax Collector
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE
TOWN OF FALLSBURG

P.O. Box 2019
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Phone: (845) 434-8810 Ext. 1
Fax: (845) 434-8809

Monday, May 22, 2017

The Town of Fallsburg Town Board

Conducted a Joint Public Hearing with the Village of Woodridge & Conducted
their regularly scheduled Legislative Meeting at the Town Hall,
19 Railroad Plaza, South Fallsburg, New York

PRESENT:

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

Town Clerk Donna Akerley
Attorney for the Town Paula E. Kay
Supervisor's Secretary Linda Ingber
Comptroller Scott DuBois

Village of Woodridge Attendees:

Village of Woodridge Mayor Joan Collins
Leni Binder
Ronald Kates
Isaac "Yits" Kantrowitz
Steven Levy
Myra Bennett

Motion by Councilman Weiner, Seconded by Councilman Seletsky to open public hearing

5:55 p.m. – Public Hearing with the Village of Woodridge relative to the Maplewood Estates - Petition of Annexation.

Comments:

Jay Zeiger: "I am here on behalf of the petitioner. This site plan was already approved by the Village Planning Board. There is a petition now pending to amend what was approved, to add this property. Actually the number of units is not changing but just being shifted a little bit. The big reason so they can add this small community building to this property. The property is now vacant land in the town. The total taxes on the property are under \$100.00 and that includes all the other taxing jurisdictions. It is a very nominal tax to the town."

Supervisor Steve Vegliante: "Is it fair to say with the improvement the net to the town will actually be higher? Do we know that number yet?"

Jay Zeiger: "Probably will be higher. You will get taxes from all of these pieces if the project goes forward. Four of the houses are being shifted to there anyway, so yes the net should be higher to the town."

Village of Woodridge, Mayor Joan Collins: "I thought he said if he couldn't get this small piece of property annexed he wasn't going to build anything on it. Or did I mis-understand?"

Jay Zeiger: "If it isn't annexed this can't happen, it will revert back to the prior owner. It is only 1 acre. It is too small to build a 1 story house."

Supervisor Vegliante: Stated that no building can be done on this size property as it is too small.

Village of Woodridge, Mayor Joan Collins: "We had already voted in favor of the Annexation, if the Town of Fallsburg is also in favor. Is the town voting on this tonight and if not how soon can it be done?"

Supervisor Vegliante: Stated that we are not voting on this tonight until our attorney looks over the paperwork and is satisfied. Possibly in a couple of weeks."

Motion by Councilman Seletsky, Seconded by Councilman Weiner to adjourn public hearing.

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

Salute to the Flag:

Issac "Yits" Kantrowitz

Supervisor's Report:

"As we start paving, chipping and tarring, our highway department is moving at record pace. I was at Morningside Park; we are making real progress there. We have engaged a grant writer, I want to let everyone know that I wasn't able to come he has met with almost each and every department head. There are a lot of grant opportunities that we weren't even aware of that he is going to get moving on. One of which the funds we are going to speak on tonight. We made it very clear that our Town board has figured a solution for. Attentive road schedule is the paving. I think they will have extra funds to do spots we weren't planning on. We are moving forward in Woodbourne, with regard to parking district and expanding town parking. The comprehensive committee is in the process of issuing a draft report that will go out to the county for review and will be presented to us shortly. Again I think we are a week or two to of hitting our goal having it done by the end of June. I don't think we need to extend the Moratorium. I think the Moratorium will end on time. Everyone will have to be subject to the new zoning when the zoning code is completed."

Legislator's Report:

County Legislator Ira Steingart: "There has been conversation obviously going on as far on the Governor's move to consolidation. We know that they have talked about dispatching. The Governor has a very quick turnaround, Josh is meeting this weekend with all supervisors and then a report has to be done to the state by the fall."

Liaison's Reports:

Councilman Seletsky: "This weekend is the Spring Fling at the park. The weather will be good. There will be rides for the kids, some activities, and free boats for town residents. It should be a good day."

Correspondence:

None

Citizens' Comments:

"Carol Flynn: "In 2003 we were before the board, again multiple times. We are coming to talk about the culverts on Mongaup Road in Hurleyville. There are 2 plus an over flow that the highway concord put in 2003. The issue is there are currently full. We have tried to trap the beavers this past winter but the water level is too high. They have never been cleaned out. There is a trust issue here. I constantly have morning conversations with Julia from the highway. They are totally cleaned. They have not been cleaned out. I have emailed pictures today to her and to Linda Ingber. Last year I met with Bryan Brustman, we took a look at the culverts. I priced the culverts it comes to about \$11,000. He stated we have the funds for this and he would work with the town, but never heard anything after. There is money available you don't need a grant writer. This is going on for 14 years."

Supervisor Steve Vegliante: "My understanding of the history of it there was a bridge replaced by culverts. They used to take a telephone pole and ram it through to clean it. There is definitely

damage to the culverts. No engineer would sign off on two culverts that size for that opening and that design. That is something we do not want to fix. What should be there is a boxed culvert that wouldn't require cleaning. The price for those six years ago it was over a half a million dollars. We just didn't have it in the budget. We went last year to Senator Bonacic and Congress woman Aileen Gunther to ask for money to try to blunt it. I am not disputing with you the fact that it needs to be replaced it does. If it hasn't been cleaned it will be cleaned this week."

Carol Flynn: "It needs to be on a rotation. To be checked on a regular basis at least once a month. They still use a telephone pole. The beavers also cause a great deal of the trouble there."

Supervisor Steve Vegliante: "Trapping beavers is difficult we tried. We got a permit to go out and dispose of them but immediately received a good amount of backlash from community members."

Carol Flynn: "Back in 2003, there was a town guy sitting at the culvert shooting the beavers, it actually reduced the population."

Supervisor Steve Vegliante: "I will take a ride out with Billy to take a look at it."

Operations:

(Supervisor Vegliante & Councilman Nathan Steingart recused themselves from **Motion # 108 and left the room while the matter was discussed with the remaining Board Members)**

Discussion as follows:

Jay Zeiger: "This is Landau Supermarket. The site plan has been approved. There is an existing supermarket here and the addition is going to be done here and the parking lot has already been done. Railroad Avenue is generally deeded most of it is part of the property. I know it went back and forth and finally that this area would be granted a permanent perpetual easement to the town, so that the town will be in control of Railroad Avenue. It has been a town road by use and not ownership. The second part of this is the construction cost is about a million and a half. They would like to go to the IDA to see if they can be exempt from sales tax."

Councilman Seletsky: "That is separate from this."

County Legislator Ira Steingart: "Typically, you don't go to the IDA after the project is done and look to get the abatement. I think they are a little late to the game."

Jay Zeiger: "Abe Berkovic, the consultant on the project spoke to Walter Garigliano, Friday of last week. Walter had indicated to him that with a Town Board resolution they would support him."

Councilman Seletsky: "So let's say that is happening, what are you looking for?"

Jay Zeiger: "Typically it will be a pilot agreement. I didn't discuss this with Walter. The town doesn't get hurt by a pilot agreement. A pilot agreement states you will be paying real estate taxes today of x."

When this project is fully built out the real estate tax would be y. The pilot agreement requires pilot payments no less than x. The y will be phased in over 10 – 15 years whatever the term of the agreement is. The town will always get no less tax that they are currently getting. The increase of taxes will be phased in over time in this case 10 years and other benefits are mortgage taxes.”

County Legislator Ira Steingart: *“There are 3 things they can get, sales tax, mortgage tax abatement and pilot payment. Just so you know typically the IDA does not go in after the fact. It is done to entice people to build and attract new business and businesses that are here to expand and create more jobs.”*

Councilman Seletsky: *“I am not in favor of any 10 year deal with property tax.”*

Motion # 108

Motion to approve Roadway Easement between Shloimy & Moshe, Inc. (Landau Supermarket) and the Town of Fallsburg. (Railroad Extension)

Motion by Councilman Levner, seconded by Councilman Weiner

Motion Carried 3 Ayes

Supervisor Vegliante and Councilman Steingart returned to the room and proceeded with the rest of the meeting.

Motion # 109

Motion to approve Legislative Meeting Minutes of May 8, 2017

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Motion # 110

Motion to approve Work Session Meeting Minutes of May 1, 2017

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Motion # 111

Motion to declare the Town of Fallsburg as Lead Agency relative to the Fallsburg Well 1B

Motion by Councilman Levner, Seconded by Councilman Weiner

Motion Carried 5 Ayes

Motion # 112

Motion to declare Negative Declaration relative to Fallsburg Well 1B

Motion by Councilman Seletsky, Seconded by Councilman Weiner

Motion Carried 5 Ayes

Motion # 113

Motion to classify the Fallsburg Well 1B as an unlisted action

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Motion # 114

Motion to approve Resolution requesting a Speed Zone Study for Old Glen Wild Road

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Motion # 115

Motion to approve Resolution naming private roads within the Town of Fallsburg, "Achim Way, Chverim Way, Horim Way and Generation's Loop, Luxor Estates, Loch Sheldrake

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Motion # 116

Motion to set time and date for a Public Hearing relative to the Updated Comprehensive Plan and Amendments to the Town Zoning Code for Monday, June 12, 2017 @ 5:50 p.m. at the Fallsburg High School, Brickman Road, Fallsburg, NY

Motion by Councilman Levner, Seconded by Councilman Weiner

Motion Carried 5 Ayes

Personnel:

Motion # 117

Motion to approve Rory Meyer for seasonal employment in the Water Department effective May 3, 2017.

Motion by Councilman Seletsky, Seconded by Councilman Weiner

Motion Carried 5 Ayes

Motion # 118

Motion to accept resignation of James Goldfarb as Parks Manager effective June 4, 2017

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Finance:

Motion # 119

Review and approve Warrant #05B17 dated May 24, 2017 in the amount of \$545,660.96.

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion Carried 5 Ayes

Executive Session:

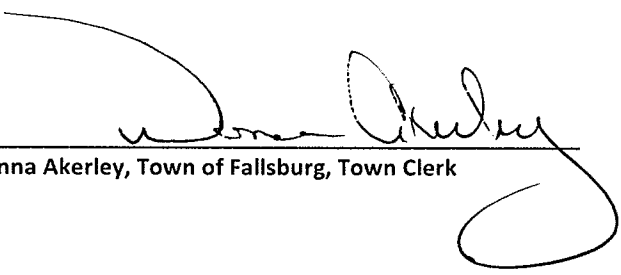
6:38 p.m. Motion to enter into Executive Session as set forth in Public Officers Law

Sec. 105 (1) regarding: Employment Matters

Motioned by Councilman Seletsky, Seconded by: Councilman Weiner

7:00 p.m. Motion to adjourn Executive Session & Legislative Meeting

Motioned by: Councilman Levner Seconded by: Councilman Steingart



Donna Akerley, Town of Fallsburg, Town Clerk

Steven Vegliante, Town Supervisor
Arnold Seletsky, Deputy Supervisor
Michael Weiner, Councilman
Nathan Steingart, Councilman
Joe Levner, Councilman

Town of Fallsburg
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RESOLUTION # 114

**RESOLUTION NAMING FOUR PRIVATE ROAD WITHIN THE TOWN OF
FALLSBURG**

WHEREAS: Luxor Owner Corp., a the owner of an approved Site Plan in the Town of Fallsburg known as "Luxor Estates" presented a request to the Town of Fallsburg and the County of Sullivan to name four private roads; and

WHEREAS, The County of Sullivan Real Property Tax Services Division approved the naming of 4 roads within the Luxor Estates, as per the attached letter from Jennifer D. stone, Senior Tax Map/GIS Technician, E911 Addressing Lead.

WHEREAS: The private roads are identified on the Town of Fallsburg Tax Roll as SBL: 12-1-41-4 located off TR 58 (Karmel & Jacobs Road); and

WHEREAS, Sullivan County Real Property Tax Services and 911 Services approved request to name the four private roads as Achim Way, Chaverim Way, Horim Way, and Generation's Loop, and such request was submitted to the Town of Fallsburg Town Board on April 25, 2017 along with copies of the Site Plan for Luxor Estates, illustrating the locations of each of the four private roads; and

NOW, THEREFORE, BE IT RESOLVED: that the Town Board of the Town of Fallsburg names four private roads within the Luxor Estates Development as Achim Way, Chaverim Way, Horim Way, and Generation's Loop, and further directs that any road signs with such names be immediately erected.

MOVED BY: Councilman Weiner

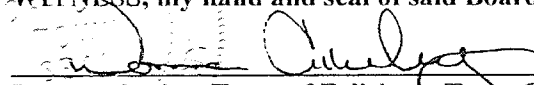
SECONDED BY: Councilman Seletsky

VOTE: 5 Ayes
0 Nays

Adopted on Motion this 22 **day of May, 2017**

I DONNA AKERLEY, Town Clerk of the Town of Fallsburg, do hereby certify that I have compared the foregoing copy of a Resolution with the original thereof now on file in my office, and that the same is correct therefore, and the whole of said original.

WITNESS, my hand and seal of said Board the 22 day of May 2017.


Donna Akerley, Town of Fallsburg Town Clerk

FILED this 22 day of May, 2017

Dated: 5/22/17

Steven Vegliante, Town Supervisor
Arnold Seletsky, Deputy Supervisor
Michael Weiner, Councilman
Nathan Steingart, Councilman
Joe Levner, Councilman

Town of Fallsburg
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**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF FALLSBURG
FOR CONDUCTING A TRAFFIC SPEED LIMIT STUDY FOR OLD GLEN WILD ROAD AND
REFERRING THE MATTER TO THE NEW YORK STATE DEPARTMENT OF
TRANSPORTATION**

WHEREAS, the Town Board is concerned about the health welfare and safety of the citizens of the Town which includes safe speed limits on Town roads, and

WHEREAS, the Town Board recognizes that there is a safety concern regarding the roads in Glen Wild, New York, specifically **Old Glen Wild Road**, and

WHEREAS, the Town Board after careful deliberation and after hearing from the public at a Town Board meeting on May 8, 2017, has agreed that the appropriate action to take would be to refer the matter pursuant to the New York State Vehicle and Traffic Law to the Regional Office of the New York State Department of Transportation, and

WHEREAS, the Town Board authorizes the Supervisor to contact the Sullivan County Highway Superintendent so that a joint request can be made to the Regional Office of the New York State Department Transportation, and the Supervisor shall have all other necessary authority to take action in this matter including but not limited to working with Sullivan County, New York State Department of Transportation the Town engineer, and

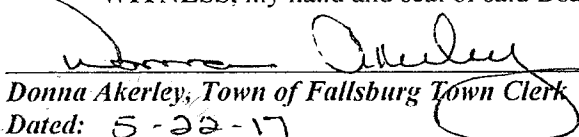
BE IT RESOLVED, that the Town of Fallsburg Town Board approves the referral to the Sullivan County Highway Superintendent so that a joint request can be made to the Regional Office of the New York State Department Transportation to conduct a speed limit study for **Old Glen Wild Road** in Glen Wild, New York.

MOTION BY: Councilman Weiner, **SECONDED BY:** Councilman Seletsky

VOTE: 5 Ayes 0 Nays 0 Absent

I, **DONNA AKERLEY**, Town Clerk of the Town of Fallsburg, do hereby certify that I have compared the foregoing copy of a Resolution with the original thereof now on file in my office, and that the same is correct therefore and the whole of said original.

WITNESS, my hand and seal of said Board the 22 day of May, 2017.



Donna Akerley, Town of Fallsburg Town Clerk

Dated: 5-22-17

Town Seal

Sullivan County Democrat
5 Lower Main St., PO Box 308
Callicoon, NY 12723-0308
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

State of New York

SS:

County of Sullivan


Legal Notice Ad

I, Fred W. Stabbert, III, being duly sworn,
Depose and say: That I am the Publisher of
Sullivan County Democrat, a twice weekly
newspaper of general circulation published in
Callicoon, County of Sullivan, State of New
York; and that a notice, of which the annexed
is a printed copy, was duly published in
Sullivan County Democrat 4/21/17



Fred W. Stabbert, III

Sworn to before me this 21st day of April, 2017



Susan M. Owens

Notary Public, State of New York

No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2019

**LEGAL NOTICE
NOTICE OF PRO-
POSED ANNEXA-
TION**

Notice is hereby given that a Petition for Annexation has been filed with the Town Board of the Town of Fallsburg (the governing board of the municipality in which the territory proposed to be annexed is situated) at the Village Board of the Village of

Woodridge (the governing board of the municipality which proposes to annex the territory hereinafter described) with respect to property located in the Town of Fallsburg Section 41, Block 1, Lot 9.7 (The "Territory"). Said annexation Petition has been received by the Town Board of the Town of Fallsburg and the Village Board of the Village of Woodridge, and is now under consideration by each of said governing boards.

Notice is hereby given that a joint meeting of the Town Board of the Town of Fallsburg and the Village Board of the Village of Woodridge has been scheduled for May 22, 2017. Said public hearing shall be held at the Town Hall, Town of Fallsburg, 19 Railroad Plaza, South Fallsburg, New York at 5:55pm., at which public hearing the Boards will receive comments from members of the public concerning the proposed annexation Petition heretofore mentioned.

All persons interested in commenting upon the proposed annexation Petition will be heard at said joint meeting of the Town Board of the Town of Fallsburg and the Village Board of the Village of Woodridge.

BY ORDER OF
THE TOWN OF
FALLSBURG TOWN
BOARD

Dated: Friday, April
21, 2017

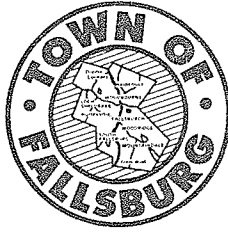
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Town of Fallsburg
Town Clerk,

RMD

DONNA AKERLEY

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BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD

Dated: Friday, April 21, 2017

Donna M. Akerley

Town of Fallsburg Town Clerk,
Registrar, RMO, FOIL Officer,
Marriage Officer, Website Manager,
Notary Public, Licensing Officer,
Land Tax Collector

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