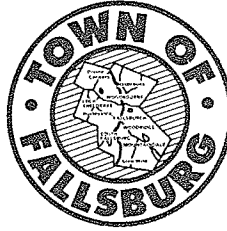


DONNA AKERLEY

*Town Clerk, Registrar
Tax Collector
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE
TOWN OF FALLSBURG

P.O. Box 2019
19 Railroad Plaza
South Fallsburg, New York 12779
Phone: (845) 434-8810 Ext. 1
Fax: (845) 434-8809

Monday, September 25, 2017

**The Town of Fallsburg Town Board conducted a
Joint Public Hearing with the Village of Woodridge
and their Regular Legislative Meeting at the Town Hall,
19 Railroad Plaza, South Fallsburg, New York
5:55 pm**

PERSENT:

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

Comptroller Scott Dubois
Code Enforcement Officer Mollie Messenger
Attorney to the Town Paula E. Kay

Sullivan County Legislator Ira Steingart
Sullivan County Legislator Joe Perrello

ABSENT:

Town Clerk Donna Akerley
Supervisor's Secretary Linda Ingber

OTHERS IN ATTENDANCE REPRESENTING THE VILLAGE OF WOODRIDGE:

Mayor Joan Collins
Village Trustee Ronald Kates
Village Trustee Isaac "Yits" Kantrowitz
Village Trustee Leni Binder

Village Trustee Steve Levy
Village Clerk Myra Bennett

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

Affidavit of Publication

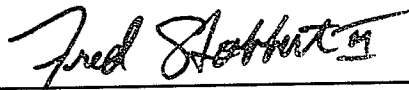
State of New York

SS:

County of Sullivan

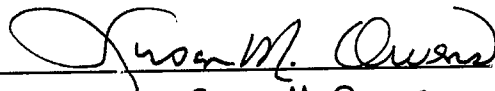
Legal Notice Ad

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 9/15/17



Fred W. Stabbert, III

Sworn to before me this 15th day of September, 2017



Susan M. Owens

Notary Public, State of New York

No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2019

**Town of Fallsburg
NOTICE OF
PROPOSED
ANNEXATION**

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) and 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 49.1 (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 September 25, 2017. Said public hearing shall be held at the Town Hall, Town of Fallsburg, 19 Railroad Plaza, South Fallsburg, New York at 5:55 p.m., 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 FALLS-
BURG TOWN
BOARD
Dated: Friday, Sep-
tember 15, 2017
Donna Akerley
Town of Fallsburg
Town Clerk, Tax Col-
lector,
Registrar, Marriage
Officer, RMO
FOIL Officer & Notary
Public
PO Box 2019
19 Railroad Plaza
South Fallsburg, NY
12779
(845) 434-8810 Ext. 1
p
(845) 434-8809 f
www.townoffallsburg.c
om
donna@fallsburgny.c
om 54834

5:55 p.m. - Joint Public Hearing with the Village of Woodridge relative to "Pine View Estates – Petition for Annexation

Motion by Councilman Levner, Seconded by Councilman Seletsky, to open Public Hearing

Supervisor Steven Vegliante: Thanked the Village of Woodridge for coming to Fallsburg for the public hearing.

Attorney Jay Zeiger representing Kalter, Kaplan, Zeiger and Forman. "I am, here on behalf of the petitioner. Sorry I have only a small map; it is a map of the proposed development that is currently being reviewed by the Planning Board in Woodridge. The town portion that we are looking to annex is approximately 36 almost 37 acres. It is vacant land now. The assessed value of the property we have a letter from the Fallsburg Assessor is approximately \$42,000. The last tax bill which was town and county and all the others was about \$1,200. We believe that the tax revenue to both municipalities will increase substantially after the project is done. The project will be in the Village but will still be part of the Town. In the town taxes inside the Village on all the houses to be built should substantially exceed the Town's share of what the revenue the Town is receiving now. I probably should have the breakdown of how much the Town share is. The project again is for residential development. This is the conceptual plan we are looking for and complies with all the Woodridge zoning."

Supervisor Steven Vegliante: "A reminder on this, we have an agreement I think it is coming up on the 18th regarding sewer usage in the union plant. This is part that we made this agreement so we can have an opportunity to develop new users to we can ween off the DAVOS home owners that are currently being fed into the Woodridge plant."

Pamela Ziechach – Glen Wild: "Did he say how many units there are going to be?"

Attorney Jay Zeiger: "The proposal that is front of the Board is for 99 units. Hopefully that is what is going to get approved. The projection is 99 units."

Sullivan County Legislator Joe Perrello: "Will that be a home association or simple housing?"

Attorney Jay Zeiger: "It's probably hasn't been answered as of yet, my guess it will be in Condominium form but it may be a home owner's association it is really up to the developer after the approval, but my guess is condominium form."

Supervisor Steven Vegliante: "I am going to stop you I believe it is a SEQR question that is not a Town project. It is just on the Annexation. If you still would like to make a comment you can."

Pamela Ziechach – Glen Wild: "The Village of Woodridge now has a huge development going up on the other side on Dairy land road. My concern is how much water is there available for the Village of Woodridge to be surrounded by very large developments."

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:

Isaac "Yits" Kantrowitz

Supervisor's Report:

Supervisor Steven Vegliante: "Thank you for coming. One of the items on the agenda tonight is the motion to approve the Local Law for Tax Cap Override. As we lean forward to this budget season we always hope we can stay at the cap and I think the cap is at 1 something this year we expect to do our best to get under it. We are in the process of finishing up our paving. We kind of had a setback for not having a part for the five weeks. It is nice to have friends it is nice to have neighbors it is nice to get along. The Town of Neversink was gracious enough to let us use their paver. It allowed us stay at within our paving schedule for the year. That is what we will be grappling with for the next 2 1/2 -3 weeks. Fall is just around the corner, I was pleased today to visit the Hurleyville Art Center they have a full complement of programs that are going on this fall. I was able to go to a screening this weekend movies that detailed the influence of Native Americans in Rock N Roll history. It is something I never really taken into account I found it extremely interesting. It reminded me of the treasure we have having this Art Center. Today along with the Board and public, met with our Town grant writer regarding a grant program with the Arthur Levin Foundation for a live music program, which we will jointly be applying for. We have a really good shot of landing it. It will be a 10 week live music program in the Hurleyville area. Another thing I got a tour of the Maker's Lab yet again. Something that the whole Sullivan County should visit, take advantage of. It is a really, really cool facility and anything you can dream they can make and they can teach you. For very small amount of money under \$40.00 a month you can join the Maker's Lab and have access to the design programs and the equipment to build pretty much anything."

Legislator's Report:

Sullivan County Legislator Ira Steingart: "I want to remind the Board that the Legislators have money each year towards our Districts. I know it is not used up in my district yet. Usually they have three opportunities to apply for. There is going to be a fourth. I know the Dramatic Workshop I was telling them I think they need a new roof, they should apply. If you know anybody, if not they should be used it is in the budget."

Supervisor Steven Vegliante: "Quite honestly I look around my Board and I know the Dramatic Workshop is really trying to do their best to improve that theater. We certainly support them, they have our support."

Sullivan County Legislator Joe Perrello: "You guys did actually receive two grants under my district 7. There is a round four."

Councilman Seletsky: "I might suggest though that you look at the system of giving that money because it is painful and redundant. The bureaucratic red tape is what you can call it, is probably not like the way you want to see it. There are eight million forms and 1600 questions, should not have to go through that."

Sullivan County Legislator Ira Steingart: "The bottom line it has to go through the County, it has to meet certain requirements. We are protecting taxpayer's dollars. We have to be careful."

Sullivan County Legislator Joe Perrello: "There is a round four going on. Our county roads about 75% being finished with paving, the jail is going up smoothly not too many kinks in it. The legislator has a tight grip of how it is getting done. The Fraud task force under public assistance has been catching a lot of fraudulent people out there and paying restitution back for what they miss used."

Liaison's Reports:

Councilman Seletsky: "I just want to mention as the Board knows we set our date for the Halloween party it will be Saturday the 28th of October from 5:30 to 8:30. Look for a lot of good things. Everyone is welcome. There will be a talent show with the High School students."

Correspondence:

None

Citizens' Comment:

None

Operations:

Motion # 198

Motion to approve Public Hearing/Legislative Meeting Minutes of September 11, 2017.

Motioned by Councilman Steingart, Seconded by Councilman Weiner

Motion carried 5 Ayes

Motion # 199

Motion to approve Work Session Meeting Minutes of September 18, 2017.

Motioned by Councilman Levner, Seconded by Councilman Steingart

Motion carried 5 Ayes

Motion # 200

Motion to approve Town Board/Comprehensive Plan Committee Joint Meeting Minute of August 3, 2017.

Motioned by Councilman Weiner, Seconded by Councilman Seletsky

Motion carried 5 Ayes

Motion # 201

Motion to approve Local Law # 1 of 2017 entitled "Tax Cap Override Limit".

Motioned by Councilman Weiner, Seconded by Councilman Levner

BOARD POLLED:

Supervisor Vegliante	<u>Aye</u>
Councilman Seletsky	<u>Aye</u>
Councilman Weiner	<u>Aye</u>
Councilman Steingart	<u>Aye</u>
Councilman Levner	<u>Aye</u>

MOTION carried 5 AYES

Motion # 202

Motion to approve Stipulation of Settlement through tax assessment certioraris with Crystal Creek Enterprises, LLC, SBL#50.-5-43, Roosevelt Dr., South Fallsburg, and the Town of Fallsburg.

Motion by Councilman Steingart, Seconded by Councilman Weiner

Motion carried 5 Ayes

Motion # 203

Motion to approve Stipulation of Settlements through tax assessment certioraris with Mesora Woods Estates, Inc. Et. Al. and the Town of Fallsburg. (See Attached Resolution)

Motion by Councilman Seletsky, Seconded by Councilman Weiner

Motion carried 5 Ayes

Motion # 204

Motion to approve the Petition for Annexation with the Village of Woodridge relative to "Pine View Estates".

Motion by Councilman Steingart, Seconded by Councilman Weiner

BOARD POLLED:

Supervisor Vegliante	<u>Aye</u>
Councilman Seletsky	<u>Aye</u>
Councilman Weiner	<u>Aye</u>
Councilman Steingart	<u>Aye</u>
Councilman Levner	<u>Aye</u>

MOTION carried 5 AYES

Personnel:

Motion # 205

Motion to appoint Dayna Dendariarena as Part Time Police Officer effective October 2, 2017.

Motion by Councilman Weiner, Seconded by Councilman Seletsky

Motion carried 5 Ayes

Finance:

Motion # 206

Motion to approve Warrant #09B17 dated 9/20/17 in the amount of \$617,054.42.

Motion by Councilman Seletsky, Seconded by Councilman Levner

Motion carried 5 Ayes

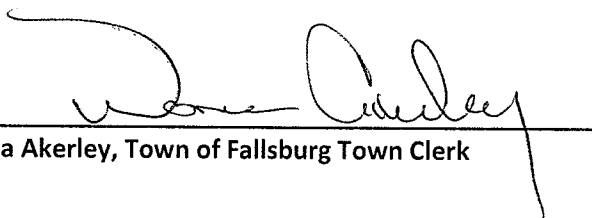
Executive Session:

6:11 p.m. Motion to enter into Executive Session as set forth in Public Officers Law Sec. 105 (1) regarding: Personal

Motioned by: Councilman Seletsky, Seconded by: Councilman Weiner

6:50 p.m. Motion to adjourn Executive Session

Motioned by: Councilman Seletsky, Seconded by: Councilman Levner



Donna Akerley, Town of Fallsburg Town Clerk

RESOLUTION # 202

RESOLUTION - CERTIORARI SETTLEMENT

WHEREAS, the Town of Fallsburg has reached a Stipulation of Settlement through a tax assessment certiorari identified as Index Nos. 2016-1261 and 2017-1306 with Crystal Creek Enterprises LLC, the owner of the property located in the Town of Fallsburg and being more particularly described on the Sullivan County Tax Rolls as Town of Fallsburg SBL No. 50.-5-4 (having an address of 3 Roosevelt Drive, South Fallsburg, New York); and

WHEREAS, a settlement has been reached with the recommendation and approval of the Town of Fallsburg Assessor; and

WHEREAS, this settlement shall be for the petitions brought against the Town by Crystal Creek Enterprises LLC for the tax years 2016 and 2017; and

WHEREAS, Crystal Creek Enterprises LLC will receive a tax reduction for the years 2016 and 2017 (2017 and 2018 Town/County Taxes and 2016/2017 and 2017/2018 School Taxes), and will continue on the 2018, 2019 and 2020 tax assessment rolls; and

WHEREAS, the amended and reduced value for 2016 and 2017 will be as follows:

SBL: 50.-5-4 \$69,000.00

WHEREAS, the Supervisor of the Town of Fallsburg and or the attorney for the Town of Fallsburg, Bruce Perlmutter, Esq., are hereby authorized to execute the stipulation of settlement with Crystal Creek Enterprises LLC and the Town of Fallsburg as agreed to by the Town Board.

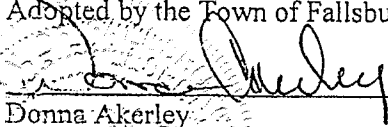
NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Fallsburg approved the authorization of the Supervisor or the Town's attorney to enter into a stipulation of settlement for the Town of Fallsburg with Crystal Creek Enterprises LLC as above stated.

MOTION BY: Councilman Steingart

SECOND BY: Councilman Weiner

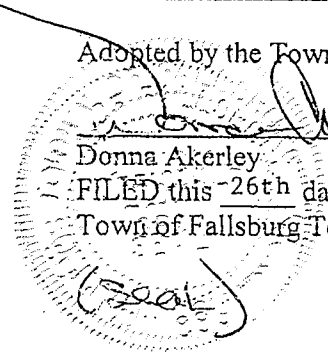
VOTE: 5 Ayes

Adopted by the Town of Fallsburg Town Board on 09/25/2017


Donna Akerley

FILED this 26th day of September, 2017

Town of Fallsburg Town Clerk's Office



RESOLUTION # 203

RESOLUTION - CERTIORARI SETTLEMENT

WHEREAS, the Town of Fallsburg has reached a Stipulation of Settlement through a tax assessment certiorari identified as Index No. 2014-1504, 2015-1668, 2016-1077, 2017-1249 with Mesora Woods Estates, Inc. Et. Al., the owner of the property located in the Town of Fallsburg, Village of Woodridge and being more particularly described on the Sullivan County Tax Rolls as Town of Fallsburg SBL No. 111.-1-3.8; 111.-1-3.8/0101; 111.-1-3.8/0102; 111.-1-3.8/0201; 111.-1-3.8/0202; 111.-1-3.8/0401; 111.-1-3.8/0501; 111.-1-3.8/0601; 111.-1-3.8/0701; 111.-1-3.8/0801; 111.-1-3.8/0901; 111.-1-3.8/1001; 111.-1-3.8/1101; 111.-1-3.8/1201; 111.-1-3.8/1301; 111.-1-3.8/1401; 111.-1-3.8/1501; 111.-1-3.8/1601; 111.-1-3.8/1701; 111.-1-3.8/1801; 111.-1-3.8/1901; 111.-1-3.8/2001; 111.-1-3.8/2101; 111.-1-3.8/2201; 111.-1-3.8/2301; 111.-1-3.8/2401; 111.-1-3.8/2501; 111.-1-3.8/2601; 111.-1-3.8/2701; 111.-1-3.8/2801; 111.-1-3.8/2901; 111.-1-3.8/3001; 111.-1-3.8/3101; 111.-1-3.8/3201; 111.-1-3.8/3301; 111.-1-3.8/3401; 111.-1-3.8/3501; 111.-1-3.8/3601; 111.-1-3.8/3701; 111.-1-3.8/3801; 111.-1-3.8/4501; 111.-1-3.8/5101; 111.-1-3.8/5201; 111.-1-3.8/5301; 111.-1-3.8/5401; 111.-1-3.8/5501; 111.-1-3.8/5601; 111.-1-3.8/5701; 111.-1-3.8/5801; 111.-1-3.8/5901; 111.-1-3.8/6001; 111.-1-3.8/6101; 111.-1-3.8/6201; 111.-1-3.8/6301; 111.-1-3.8/6302; 111.-1-3.8/6401; 111.-1-3.8/6402; 111.-1-3.8/6501; 111.-1-3.8/6502; 111.-1-3.8/6601; 111.-1-3.8/6602; 111.-1-3.8/6701; 111.-1-3.8/6702; 111.-1-3.8/6801; 111.-1-3.8/6802; 111.-1-3.8/6901; 111.-1-3.8/6902; 111.-1-3.8/7001 (having an address of County Road 104, Woodridge, New York); and

WHEREAS, a settlement has been reached with the recommendation and approval of the Town of Fallsburg Assessor; and

WHEREAS, this settlement shall be for the petitions brought against the Town for the years 2014, 2015, 2016, and 2017; and

WHEREAS, Mesora Woods Estates, Inc., et. al. will receive a tax reduction for the years 2014, 2015, 2016 and 2017; and

WHEREAS, the amended and reduced value for 2014, 2015, 2016 and 2017 will be as follows:
Settlement

SECTION	BLOCK	LOT	ORIGINAL ASSESSMENT	REDUCTION	FINAL ASSESSMENT
111	1	3.8	\$20,000	\$1,200	\$18,800
111	1	3.8/0101	\$56,000	\$3,400	\$52,600
111	1	3.8/0102	\$56,000	\$3,400	\$52,600
111	1	3.8/0201	\$30,000	\$1,800	\$28,200
111	1	3.8/0202	\$20,000	\$1,200	\$18,800
111	1	3.8/0401	\$43,000	\$2,600	\$40,400
111	1	3.8/0501	\$38,000	\$2,300	\$35,700
111	1	3.8/0601	\$54,000	\$3,200	\$50,800

111	1	3.8/0701	\$62,000	\$3,700	\$58,300
111	1	3.8/0801	\$78,000	\$4,700	\$73,300
111	1	3.8/0901	\$78,000	\$4,700	\$73,300
111	1	3.8/1001	\$107,000	\$6,400	\$100,600
111	1	3.8/1101	\$107,000	\$6,400	\$100,600
111	1	3.8/1201	\$108,000	\$6,500	\$101,500
111	1	3.8/1301	\$112,000	\$6,700	\$105,300
111	1	3.8/1401	\$66,000	\$4,000	\$62,000
111	1	3.8/1501	\$45,000	\$2,700	\$42,300
111	1	3.8/1601	\$77,000	\$4,600	\$72,400
111	1	3.8/1701	\$89,000	\$5,300	\$83,700
111	1	3.8/1801	\$89,000	\$5,300	\$83,700
111	1	3.8/1901	\$111,000	\$6,700	\$104,300
111	1	3.8/2001	\$61,000	\$3,700	\$57,300
111	1	3.8/2101	\$61,000	\$3,700	\$57,300
111	1	3.8/2201	\$77,000	\$4,600	\$72,400
111	1	3.8/2301	\$38,000	\$2,300	\$35,700
111	1	3.8/2401	\$38,000	\$2,300	\$35,700
111	1	3.8/2501	\$100,000	\$6,000	\$94,000
111	1	3.8/2601	\$74,000	\$4,400	\$69,600
111	1	3.8/2701	\$67,000	\$4,000	\$63,000
111	1	3.8/2801	\$99,000	\$5,900	\$93,100
111	1	3.8/2901	\$99,000	\$5,900	\$93,100
111	1	3.8/3001	\$85,000	\$5,100	\$79,900
111	1	3.8/3101	\$99,000	\$5,900	\$93,100
111	1	3.8/3201	\$83,000	\$5,000	\$78,000
111	1	3.8/3301	\$76,000	\$4,600	\$71,400
111	1	3.8/3401	\$92,000	\$5,500	\$86,500
111	1	3.8/3501	\$76,000	\$4,600	\$71,400
111	1	3.8/3601	\$92,000	\$5,500	\$86,500
111	1	3.8/3701	\$76,000	\$4,600	\$71,400
111	1	3.8/3801	\$68,000	\$4,100	\$63,900
111	1	3.8/4501	\$100,000	\$6,000	\$94,000
111	1	3.8/5101	\$135,000	\$8,100	\$126,900
111	1	3.8/5201	\$145,000	\$8,700	\$136,300
111	1	3.8/5301	\$174,000	\$10,400	\$163,600
111	1	3.8/5401	\$50,000	\$3,000	\$47,000
111	1	3.8/5501	\$50,000	\$3,000	\$47,000
111	1	3.8/5601	\$146,000	\$8,800	\$137,200
111	1	3.8/5701	\$98,000	\$5,900	\$92,100
111	1	3.8/5801	\$62,000	\$3,700	\$58,300
111	1	3.8/5901	\$62,000	\$3,700	\$58,300
111	1	3.8/6001	\$70,000	\$4,200	\$65,800
111	1	3.8/6101	\$104,000	\$6,200	\$97,800
111	1	3.8/6201	\$81,000	\$4,900	\$76,100
111	1	3.8/6301	\$56,000	\$3,400	\$52,600

111	1	3.8/6302	\$56,000	\$3,400	\$52,600
111	1	3.8/6401	\$56,000	\$3,400	\$52,600
111	1	3.8/6501	\$56,000	\$3,4100	\$52,600
111	1	3.8/6502	\$74,000	\$4,400	\$69,600
111	1	3.8/6601	\$56,000	\$3,400	\$52,600
111	1	3.8/6602	\$56,000	\$3,400	\$52,600
111	1	3.8/6701	\$56,000	\$3,400	\$52,600
111	1	3.8/6702	\$56,000	\$3,400	\$52,600
111	1	3.8/6801	\$56,000	\$3,400	\$52,600
111	1	3.8/6802	\$56,000	\$3,400	\$52,600
111	1	3.8/6901	\$56,000	\$3,400	\$52,600
111	1	3.8/6902	\$56,000	\$3,400	\$52,600
111	1	3.8/7001	\$94,000	\$5,600	\$88,400

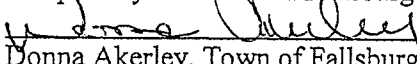
WHEREAS, the Supervisor of the Town of Fallsburg and or the attorney for the Town of Fallsburg, Bruce Perlmutter, Esq. are hereby authorized to execute the Stipulation of Settlement with Mesora Woods Estates, Inc., et. al. and the Town of Fallsburg as agreed to by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Fallsburg approved the authorization of the Supervisor or the Town's attorney to enter into a Stipulation of Settlement for the Town of Fallsburg with Mesora Woods Estates, Inc., et. al. as above stated.

MOTION BY: Councilman Seletsky

SECOND BY: Councilman Weiner

VOTE: 5 AYES

Adopted by the Town of Fallsburg Town Board on 09/25/2017

Donna Akerley, Town of Fallsburg Town Clerk

FILED this 26th day of September, 2017
Town of Fallsburg Town Clerk's Office
Donna Akerley, Town of Fallsburg Town Clerk

