

**WORKSHOP MEETING & PUBLIC HEARING FOR ALIENATION OF
PARKLAND, TOWN OF MOUNT HOPE, SEPTEMBER 30, 2013**

www.townofmounthope.org

The workshop meeting of the Town Board of the Town of Mount Hope was held at Town Hall on September 30, 2013 at 7:30pm with the following present: Supervisor William Novak, Councilman Mike Bell, Councilman Gary Ketcham, Councilwoman Janet Sutherland, Councilman Ed Fairweather and Town Clerk Kathleen Myers.

PUBLIC PRESENT: Highway Supt. D. Hassenmayer, Planning Board Chairman T. Gilmore, Village Trustee W. Melton, L. Fairweather, D. Loeven, J. Ccoke, C. Volpe, E. Shafer, D. Cambareri, M. Howell, J. Musial, J. Kowalczyk, D. Roeder, L. Dodd, J. Doty, M. Maurizzio, Deputy Chief M. Byrne.

Following the Pledge of Allegiance, Supervisor Novak called the public hearing to order at 7:00PM.

7:00pm PUBLIC HEARING REGARDING ALIENATION OF PARKLAND:

Public hearing notice was read into the record. Supervisor Novak opened the meeting for comments. He stated that the original intent of this piece of property was for a football field. The thought was to put a "cattle-crossing" type road under Mount Hope Road. After much discussion it was deemed not safe to have a part of the park on this county road. At that time, also, it was discussed to have an emergency service center put there; fire, police, ambulance – that didn't transpire. At this point a new fire company needs a place to build a fire house. This would be an ideal location. The geographic center for a center like this would be across from the Bilinski Barn but there were concerns that this would not be safe due to the town park being right across the road.

Mr. Cook read from a written statement which he then submitted to the Town Clerk (see attached at end of these minutes). He also wrote to the legislature and the DEC.

Mr. Volpe asked if this piece of property would be open to all of the Town of Mount Hope, Village of Otisville and Howells Fire Dept. vs. just the Mount Hope Fire Company. He asked about the property next to it also. Supervisor Novak stated that it would be open to all emergency services. Mr. Shafer spoke re: the mileage distances from the Otisville Fire Co. to the Town of Greenville line going through Finchville Road and Guymard Tpk. to Mountain Road. He cited different mileage figures for each.

Mr. Cambareri spoke of the town real estate so far. So far \$1,000,000.00 was paid to Donnie Hosking and we lost half of that to parkland, now we are losing some to the 4H and only those involved can use that property. Supervisor Novak stated that anyone can use the 4H building at any time when it is not being used for a 4H function.

Ms. Loeven spoke of the appropriate use of this land. She asked if all the potential uses have been considered for this land. She wants it left as open space. She would never advocate for people to cross the county road but develop it possibly for a senior development or a dog park. Anything for adult recreation should be considered. She added that before a decision is made to give consideration to all possibilities. She spoke of the master plan and staying on track and to stay focused. She spoke of the SEQR review requirements that are changing and that we must look at the master plan before a SEQR review. Per Supervisor Novak, the master plan says that emergency services is ok.

Mr. Howell spoke of his growing family. As all the parcels are being built upon we are losing land. He asked the board to consider the future residents of the town. Supervisor Novak added that when you alienate parkland you have to replace it with open space.

Mrs. Musial asked if a SEQR report was done and that we should wait until it is done. Supervisor Novak stated that it was already done and the County has signed off on it.

Mr. Kowalczyk spoke of the parkland being for all town residents. He asked if the fire company is a private organization. He asked to not take this property away from the residents.

Dr. Roeder asked if the whole parcel would be alienated and only for the fire company. Supervisor Novak added that there would be a lease for the emergency service center portion.

Dr. Roeder asked if the rest of this portion would be for anyone else to use/lease. Supervisor Novak stated yes.

Mr. Cambareri added that open space vs. parkland – either way you look at it we are losing land.

Ms. Loeven asked if the property is alienated would you then use the Bilinski property as a trade. She added spoke about having more of an area for recreation as opposed to ballfields to not mingle the seniors with the youth.

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PUBLIC HEARING CONTINUED:

Supervisor Novak added that every year the Town Board puts money towards the seniors ie: trips etc.

Mr. Cook asked if all this could be dropped and we go to a public referendum to resolve. Supervisor Novak stated we tried this and the Village Board dropped this.

Mrs. Musial is in agreement with a referendum as the legislature is not going to meet until January anyway; let the public speak. She asked the town board to consider a referendum.

Mr. Dodd spoke re: 84 acres on the Bilinski farm. He is speaking as a tax payer. He is in favor of this. The 4H is a fantastic thing. He thinks the seniors would like to look out their windows and know that there is a fire department nearby.

RESOLUTION TO ADJOURN THE PUBLIC HEARING:

MOTION offered by Councilman Fairweather seconded by Councilwoman Sutherland to adjourn the public hearing at 7:36pm. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather; carried.

AT THIS TIME, Supervisor Novak called the regular meeting to order.

RESOLUTION TO ACCEPT PRIOR MEETING MINUTES:

MOTION offered by Councilman Bell seconded by Councilman Ketcham that the minutes of the Sept. 11, 2013 meeting as submitted by the Town Clerk are approved. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather; carried.

CORRESPONDENCE:

1. Fire police appointments: Markert, Mercurio, Bodnar-Doty
2. Complaint re: 14 Wyoming Lane
3. Otisville Fair Committee thank you note
4. Thank you from Mr. Gessner for use of Senior Center for Eagle Scout celebration
5. Compliance Certificate from NYS DEC re: MS4
6. Planning Board meeting minutes 9-21-13
7. Police budget modification.

COMMITTEE REPORTS:

POLICE DEPARTMENT by Dep. Chief Byrne:

The budget was submitted by the Chief with a lower contractual and equipment lines. On October 15, 16, 17 & 29 there will be active shooter training (no live ammo will be used) at the old Otisville School. Councilman Fairweather asked if the neighbors would be notified of this. Dep. Chief Byrne stated that he would check with the Chief about it. He also invited the board members to attend.

HIGHWAY DEPARTMENT by Highway Supt. Hassenmayer:

Highway Supt. Hassenmayer stated that Robin Brennan (mower man) is done. Any other mowing that needs to be done will be done by our guys. The fall clean-up is coming up. Everything is set for that. Truck 5 was picked up today. It had a new body put on. The other trucks are going through inspections now. Supt. Hassenmayer stated that he was given authorization to hire for a new position. He advertised and received 6 applications. Only 2 were good possible candidates. Right now he is not prepared to pick one or the other. The starting pay is too low. Before he goes any further he heard he cannot hire and wants to know if this is true. Supervisor Novak stated that he needs to take a look at the budget first. Supt. Hassenmayer stated that without another fulltime position filled he does not think he will be able to plow the county roads.

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VILLAGE OF OTISVILLE by Trustee Melton:

Trustee Melton reported that the clerk (Janine Beck) is leaving and the Mayor hired back Kristine DiPaulo to replace her. The transition went well. Trustee Melton apologized for not including Trustee Coppola's comments. Supervisor Novak asked about the water issue. Trustee Melton doesn't know and it was brought to the board of health. He will ask again at the next meeting.

MOUNT HOPE FIRE COMPANY by Chief J. Doty:

Chief Doty reported that they have responded to 100 calls since June 1st. The report will be ready for next month's meeting. They also received their 2nd set of JAWS.

HIDDEN VALLEY by Supervisor Novak:

Supervisor Novak spoke re: the long term lease and this year's payment. There is enough money to do the next phase of scoping. He also reported that the residents will pay about \$200 less this year in their sewer tax.

PLANNING BOARD by Chairman Gilmore:

Chairman Gilmore advised there are 2 public hearings scheduled. The site plan for the Mount Hope Fire Company was approved at the last meeting.

RESOLUTION TO MOVE FORWARD TO ALIENATE 6.41 ACRES:

MOTION offered by Councilman Fairweather seconded by Councilman Ketcham that due to the hazardous conditions that could arise from a county road bisecting the town park that the Town of Mount Hope request removal of this parcel from the parkland with the intention of future development for emergency services. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

RESOLUTION TO APPROVE THE POLICE DEPT. BUDGET MODIFICATION:

MOTION offered by Councilman Bell seconded by Councilwoman Sutherland to authorize the following budget modification:

From Revenue to A3120.1 Police P/S - \$726.80. (This is a STOP DWI reimbursement)

All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

RESOLUTION TO APPROVE LOW BID FOR REPLACEMENT CARPET AT THE SENIOR CENTER:

MOTION offered by Councilman Bell seconded by Councilman Fairweather to go with the lowest bidder, Bruce's Carpet, on the carpet replacement for the Senior Center for approx. \$5,000.00. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

RESOLUTION TO APPOINT FIRE POLICE FOR THE MHFC:

MOTION offered by Councilman Fairweather seconded by Councilwoman Sutherland to appoint Marle Bodnar-Doty, Christopher Markert and Joseph Mercurio as Fire Police for the Mount Hope Fire Company with no compensation. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

2013-2014 COUNTY SNOWICE AGREEMENT:

This was tabled until next meeting.

RESOLUTION FOR LEAD AGENCY:

MOTION offered by Councilman Fairweather seconded by Councilwoman Sutherland that the Town of Mount Hope Town Board designates itself "lead agent" for the purpose of SEQR and declares it to be an unlisted action. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

RESOLUTION TO CONDUCT AN UNCOORDINATED REVIEW:

MOTION offered by Councilman Fairweather seconded by Councilwoman Sutherland to conduct an uncoordinated review of this application, recognizing that the Planning Board of the Town of Mount Hope has already conducted its own review of the actual site plan. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

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RESOLUTION FOR NEGATIVE DECLARATION:

MOTION offered by Councilman Fairweather seconded by Councilwoman Sutherland **RESOLVED**, the Town Board of the Town of Mount Hope is making a "negative declaration" as defined by Part 617 of the New York Environmental Law and the SEQR review process and declares that the proposed project will not have a significant effect on the environment. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

RESOLUTION TO REQUEST SPECIAL LEGISLATION FROM THE STATE OF NEW YORK FOR ALIENATION OF PARKLAND:

MOTION offered by Supervisor Novak seconded by Councilman Fairweather to request the introduction and enactment of said Home Rule legislation. (see complete resolution at end of these minutes) All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

RESOLUTION TO AUDIT THE CLAIMS:

MOTION offered by Councilman Bell seconded by Councilman Fairweather to approve the following bills:

GENERAL A:	#507-645	\$ 92,756.06
GENERAL B:	#92-100	\$ 8,939.19
HIGHWAY:	#163-174	\$119,898.47
SEWER:	#96-104	\$ 9,061.15
MHFC:	#3	\$ 49,000.00

All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

PUBLIC PARTICIPATION:

Ms. Loeven reported that there will be a senior trip on 10/15; there's a large group going. She spoke of some of the sub-flooring being soft in spots at the senior center. She clarified what Mr. Dodd spoke about: the Otisville Fire department is municipally owned, the Otisville Fire Company is privately owned and the Town of Mount Hope contracted with the Otisville Fire Department.

Mrs. Fairweather reminded everyone that there is a Historical Society Fall Festival on Oct. 6th from 12-4 at the Historic House. Supervisor Novak added that he received a nice letter from Mrs. Yonskie about everything they've done so far and that Diane is doing real well.

Mrs. Maurizzio asked how long the Town has been planning to use the land as emergency services. Supervisor Novak stated since about 6 years ago. She asked what type? He stated police, fire & ambulance. Mrs. Maurizzio asked if there was other land that could be used around the parkland. Supervisor Novak stated there is some by the Bilinski barn. Mrs. Maurizzio spoke about being in the Ambulance Corp for many years and that there is \$30,000.00 missing. Supervisor Novak stated that this is out of order for this meeting.

RESOLUTION FOR ADJOURNMENT:

MOTION offered by Councilman Bell seconded by Councilwoman Sutherland to adjourn the meeting at 8:10pm. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

Supervisor Novak re-opened the meeting as the Tentative Budget needed to be given to the Board members.

2014 TENTATIVE BUDGET:

AT THIS TIME, Supervisor Novak stated that the 2014 Tentative Budget is complete. Town Clerk Kathleen Myers distributed the 2014 Tentative Budget packets to the board members. Meeting dates will be discussed at the next Town Board meeting.

RESOLUTION FOR ADJOURNMENT:

MOTION offered by Councilman Bell seconded by Councilwoman Sutherland to adjourn the meeting at 8:11pm. All in favor: Bell, Ketcham, Novak, Sutherland, Fairweather, carried.

The next meeting is scheduled for October 16, 2013 at 7:30pm.

Respectfully submitted,
Kathleen A. Myers, Town Clerk

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RESOLUTION OF THE TOWN OF MOUNT HOPE:

At a meeting of the Town Board of the Town of Mount Hope, held at the Town Hall in said Town, County of Orange, State of New York, on the 30th day of September, 2013 at 7:30pm, there were

PRESENT: William Novak Jr., Supervisor
Edward Fairweather, Councilman
Janet Sutherland, Councilwoman
Gary Ketcham, Councilman
Michael Bell, Councilman

Supervisor William Novak, Jr. offered the following Resolution, who also moved for its adoption;

WHEREAS the Town of Mount Hope is the owner in fee of certain lands in the Town of Mount Hope which were accepted as dedicated for public use as parkland; and

WHEREAS this Town Board believes that there are risk factors associated with a county road bisecting the Town Park; and

WHEREAS the Town Board has determined that because of these risk factors associated with this location, this land would be better suited for emergency services; and

WHEREAS the Town of Mount Hope does have the legal authority under NYS Home Rule Legislation to request special legislation from the State of New York for the alienation of parkland; and

WHEREAS any such special legislation to be enacted by the New York State Legislature will require that the Town of Mount Hope dedicate the fair market value of land being alienated to either the purchase/replacement of new parkland and/or improvements to existing parkland,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Mount Hope that this Board does hereby request that the Senate and Assembly of the State of New York to enact home rule legislation on behalf of the Town of Mount Hope pursuant to Section 40 of the Municipal Home Rule Law of the State of New York authorizing the Town of Mount Hope to remove this parcel of approx. 6.41 acres of parkland located on Mount Hope Road and more particularly described in Schedule A annexed hereto from parkland designation with the intention of future development of this parcel for emergency service purposes to be provided to the residents of the Town of Mount Hope and elsewhere; and it is further

RESOLVED that the Town of Mount Hope dedicate the fair market value of land being alienated to either the purchase or replacement of new parkland and/or improvements to existing parkland; and it is further

RESOLVED that the Supervisor be and he is hereby authorized and directed to contact the representatives of the people of the Town of Mount Hope and the Senate and Assembly of the State of New York to request the introduction and enactment of said Home Rule legislation.

Seconded by Councilman Ed Fairweather and after duly put to a vote, resulted as follows:

AYES: 5 NOES: 0

The motion was declared adopted by Supervisor William Novak Jr.

Dated: September 30, 2013

Kathleen A. Myers, Town Clerk
Town of Mount Hope

9/30/2013 (8)

To the Town Board of the Town of Mt Hope
Orange County NY

Regarding the development of parcel 00-1-90
the Firehouse

I would like to question the wisdom of using town park land for a firehouse that could be placed in a different location. A location that would not be using up park land that the town has a limited supply of.

I would like for the town and it's citizens to consider the future growth of the town as compared to the rest of the county, especially those areas to the east, towns like Warwick, Monroe and Graham. Those towns have experienced an amazing amount of growth in the last few decades. Those towns have parklands, which as the amount of development and the population grows that accompanies that growth. Sometimes 3 fold, those parklands have become an invaluable resource.

Parklands, if managed properly, enhance the beauty of the town, increase social interaction, and provide a sense of well being and community. They provide a sense of care being given to the ecological environment of the town.

All of these things together do a very simple thing. They make the town pretty. A town that looks pretty will keep property values up, attract new development (both residential and business) which I think a ~~town~~ town board would be interested in accomplishing.

Well, here we are today, with a proposal to build a firehouse for the town, but it is to be located about a 1/2 mile from an existing firehouse. I find the close proximity of these 2 firehouses an overkill. Surely a better way is available. At previous town meetings other possible locations were suggested. I think it would be in the town's best interest to re-evaluate the merits of these other sites and save the park land that the town will undoubtedly need in the future.

I find that if this 'Firehouse here' proposal is approved it does nothing but reflect poor planning with regard to the future. To use parkland land now is a waste of one of the town's most valuable resources.

I was able to see the site plan map and was disappointed with the amount of wasted space it displayed. Of the 6.4 acres only 20% of that is what lot cover requires. The firehouse building itself is only 60 feet by 104 feet with parking on the rear and on the east left side of the front of the Building.

It comes with a 200 gallon storage tank which will have a run of about 250 feet of piping from the fire house to a 1/2 hole distribution tank. And from that distribution tank a lot of underground piping is necessary to prevent the contamination of the wetland. From the distribution tank there is another 275 feet of pipe run from it to near the wetland to a clean out of sorts.

Some of the Heavy Duty Pavement prepared for the driveway is only about 50 feet from the wetland boundary and the Standard pavement on its right side is only about 35 feet from the wetland.

To build a firehouse here on this location requires a great deal more expense

Because of all the extra piping needed to protect the wetland.

The cost of a new firehouse could be significantly reduced if it were on a different location.

Let me point out that the town of Warwick has a firehouse, a few. Not one of them requires the waste of 5 acres of land to be a firehouse property. In One Island off of Route 1 there is a 4 Deck firehouse and again it does not require acres of wasted land.

To get this utility Building on this site is one of the worse land use management policies I ever heard of.

So the people know there is no other Building on this site map. I don't think another one can go on it because of the wetland.

All 7 parking spaces on the left front and 23 in the rear do not make a firehouse do has well as it should for the community.

One more thing. I sent a letter to the NYS DEC requesting that it ~~re-evaluate~~ re-evaluate the status of the wetlands surrounding

the firehouse and the interconnections of the wetlands in the nearby area's. It seems that the DEC can consider wetlands that are under 12.4 acres it currently requires. However certain criteria must be evaluated I think it can be done.

Did I want to get the DEC involved with my town. No, I did not. I also think its a waste of my towns citizens time to come to a town meeting because the State Legislature has to be involved.

This whole process reflects poor planning a lack of due process and a lack of thought on just how long will this whole process take. In the meantime does the Fire Dept have a plan B to get them thru the wetland.

Sincerely

Terry Cook

36 Ridge Dr

North Hempel NY

10890-7104