

**NORTH SALEM TOWN BOARD
REGULAR MEETING/WORKSESSION
TOWN HALL ANNEX
JULY 26, 2011**

PRESENT: Supervisor: Warren Lucas
Councilman: Stephen Bobolia
Councilman: Peter Kamenstein
Councilwoman: Amy Rosmarin
Town Clerk: Veronica Howley
Attorney for Town: Roland Baroni

ABSENT: Councilwoman: Mary-Elizabeth Reeve

OTHERS PRESENT: Housing Board Chair Lori Ferguson; Planning Board Chair Cynthia Curtis; Ken Kearney, Sean Kearney, Tom McGrath & Barry Reisler (Seven Springs Farm); Police Chief Thomas Howley

The regular meeting was called to order by Supervisor Lucas at 7:30 P.M.

RESOLUTIONS

RESOLUTION #179-TO GO INTO EXECUTIVE SESSION

Motion made by Supervisor Lucas
Seconded by Councilman Kamenstein

RESOLVED, that the Town Board of the Town of North Salem go into Executive Session to discuss litigation concerning tax certioraris.

Supervisor Lucas - Aye
Councilman Bobolia - Aye
Councilman Kamenstein - Aye
Councilwoman Reeve - Absent
Councilwoman Rosmarin - Aye
Resolution Adopted.

RESOLUTION #180-TO APPROVE CHANGE ORDER NUMBER 3 PEACH LAKE COLLECTION SYSTEM (CASSIDY EXCAVATING, INC.)

Motion made by Supervisor Lucas
Seconded by Councilman Bobolia

RESOLVED, that the Town Board of the Town of North Salem hereby approves Change Order Number 3 for Cassidy Excavating, Inc. in connection with the Peach Lake Collection System in the amount of negative one hundred ninety-three thousand one hundred twenty-five dollars and thirty-three cents (-\$193,125.33) as recommended in a document dated July 12, 2011 by Gary C. Dufel of GHD Consulting Engineers, LLC for the Peach Lake Sewer District Project.

Supervisor Lucas - Aye
Councilman Bobolia - Aye
Councilman Kamenstein - Aye
Councilwoman Reeve - Absent
Councilwoman Rosmarin - Aye
Resolution Adopted.

RESOLUTION #181-TO AUTHORIZE HIGHWAY DEPARTMENT TO PURCHASE FEDERAL SURPLUS SWEEPER TRUCK

Motion made by Supervisor Lucas
Seconded by Councilman Kamenstein

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes the Highway Department purchase of a Federal Surplus sweeper truck in the amount of \$2,800.00.

Supervisor Lucas - Aye
Councilman Bobolia - Aye

Councilman Kamenstein - Aye
 Councilwoman Reeve - Absent
 Councilwoman Rosmarin - Aye
 Resolution Adopted.

**RESOLUTION #182-TO APPROVE THE ISSUANCE OF ESTIMATED WATER BILLS
 2011 ANNUAL BILLING**

Motion made by Supervisor Lucas
 Seconded by Councilman Kamenstein

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes the issuance of the following estimated water bills without penalty for the 2011 annual collection billing. These estimated bills are the result of damaged/broken meters or damaged/broken touch remotes which are currently scheduled for repair or replacement or clearly incorrect readings that are being followed up by Valley River Incorporated.

In the Candlewood Park Water District:

Account # 1043 - Jonathan R. & Jama Hansonbrook \$81.75

In the Sunset Ridge Water District:

Account # 3063 – Ernest and Ruth Greenslade \$34.00
 Account #3065 - Richard and Katherine Belizze \$47.50
 Account #3067 - Robert and Gabriella Esposito \$37.50
 Account #3078 - Augustine and Patricia Massello \$34.00
 Account #3080 - Manfredo and Katherine Arcese \$104.50

Supervisor Lucas - Aye
 Councilman Bobolia - Aye
 Councilman Kamenstein - Aye
 Councilwoman Reeve - Absent
 Councilwoman Rosmarin - Aye
 Resolution Adopted.

WORKSESSION

1. **Discuss Proposed Affordable Senior/Elderly Housing Seven Springs Farm Property**

Ken Kearney of Kearney Realty and Development Group presented the Board with his preliminary proposal for the development of affordable senior housing on the Seven Springs Farm property owned by Barry Reisler located at 337 Rt. 22 in Purdys.

The property consists of 38.5 acres and is currently zoned PD-CCRC Planned Development – Continuing Care Retirement District (P/O R-1 Medium Density Residential). Seven Springs Farm is proposed to be an Intergenerational Community consisting of approximately 72 rental apartments which will be available to seniors 62 years and older and frail elderly as its target population. The site will also include approximately 18 town homes which will be available to families without age restriction.

2. **Discuss Computer and Switch Replacement Proposal from Sullivan Data**

The Board discussed and approved the July 12th proposal from Sullivan Data to replace some computers and switches in the Town Campus network.

3. **Discuss Development of Town Policy for Closing Roads for Public Events**

Due to several recent requests they have received from various organizations asking to have the roads around the reservoir closed for different fundraising events, the Board discussed adopting a policy for allowing road closings.

The Board agreed that events should be limited to Town causes which have a direct benefit to the Town or Town Residents. Supervisor Lucas will draft a policy.

4. Discuss Request from Robert Abrams Regarding Wetland Consultant Fees

The Board discussed Mr. Abrams June 30th letter requesting that the Board excuse his outstanding Wetlands Escrow balance of \$1,725.75.

The Board could not find any reason to waive the fees. Supervisor Lucas will send Mr. Abrams a letter notifying him that his request has been denied.

There being no further business and all those wishing to be heard having been heard, the meeting adjourned into Executive Session at 8:40 P.M. Motion was made by Supervisor Lucas, seconded by Councilman Kamenstein. All voted in favor.

S E A L

Veronica Howley
Town Clerk