Minutes of the Town Board Worksession held at Town Hall on October 15, 2012 at 7:30PM

Present: John Burke, Supervisor
                Frank Palermo, Marilyn Prestia and James Skoufis, Councilpersons
Absent: Timothy Arone, Councilman
Also Present: Richard Liberth, Attorney for the Town; Richard Vasquez, Police Chief; Robert Weyant,
                Highway Superintendent; Maria Hunter, Village Planning Board;

1. Discussion – Proposed Lighting District for West Point Farms Development:
        Supervisor Burke stated the West Point Farms development contains 22 lots and consists of one main road (Montesi Lane) and a side road (which has seven of the 22 lots on it). The side road is not developed as of yet and there are only approximately 10 homes developed on the main road. The developer opted to install special street lamps for this development (nine in total) which Orange & Rockland will not maintain. Once the roads are accepted for dedication by the Village, the Town will be responsible for their maintenance, including these special street lamps. A condition was placed on the development that a street light improvement district would be required so the lots that benefit from the special lamps would be financially responsible for their maintenance. The developer, Ken Torsoe, has agreed to place $10,000 in a capital improvement escrow for the district and provide the Town with two new lamps to keep in case any of the existing ones need to be replaced. The estimated annual cost to the district, worst case scenario, would be approximately $2000 (or $95 per lot). Attorney Liberth explained that the Town would tax the lots in this district according to the budget proposed, which could be nothing for the first few years while the initial $10,000 exists. Mr. Torsoe noted the cost of a new bulb for these lights is approximately $100 and to have them changed by an electrician is an additional $250. The lamps have been utilized for approximately four years now and only a few have needed to be changed. Therefore, the annual cost for these lights to the residents of the development should be minimal. Since some of the lots are currently developed and privately owned, Mr. Torsoe will need to obtain an agreement signed by these owners to form this district. Without this agreement, the maintenance of the street lamps and the roads (including snow/ice removal and paving) will become the responsibility of the residents of the development. Supervisor Burke stressed he is determined to be sure that this does not become a problem similar to what is being experienced with the street lamps in the Greens development. Mr. Torsoe stated he is very anxious for this district to be formed quickly, which Supervisor Burke reminded him that the Board has been waiting for him to get to this point for several years. Mr. Torsoe stated several times that he could tear down the special street lamps and install the Orange & Rockland approved type, too which he was told that is his choice to do if he wanted to. Supervisor Burke also clarified that the Village would be holding a one-year maintenance bond for the road after its dedication, which Attorney Liberth verified is Village law. He also verified that once the district is formed, only the Town Board has the authority to disband it. It was decided once Mr. Torsoe obtains all the signed agreements from the existing residents of the development a public hearing can be scheduled.

8:20PM - Executive Session:
        Motion was offered by Councilman Palermo, seconded by Councilwoman Prestia, to enter into an executive session pursuant to Article 7 of the Public Officers Law to discuss one item of personnel relating to the employment history of a current employee.
ADOPTED   AYES   4   Burke, Palermo, Prestia, Skoufis
                   NOES   0
There were no minutes of the executive session recorded.

        With no further business to discuss, a motion as offered by Councilman Palermo, seconded by Supervisor Burke, to end the executive session and adjourn the meeting at 9PM.
ADOPTED   AYES   4   Burke, Palermo, Prestia, Skoufis
                   NOES   0

                                                        Desiree Potvin, Town Clerk