

Work Session Agenda

TOWN OF WALLKILL
DATE: APRIL 25, 2018

WORK SESSION
TIME: 7:30 PM

Topics:

- Davellian Road-Walkill-Land Conveyance
- Annette Kahrs Tri-County Community Partnership

Resolutions:

1. Resolution to Schedule Public Hearing-Arfman Water District Formation
2. Resolution to Schedule Public Hearing-Arfman Sewer District Formation.
3. Resolution in Support Warehouse/Manufacturing Project-Sullivan Lane.
4. Resolution Appoint Clerk for Judge Joseph Owen.

Executive Session:

Motion to Adjourn:

At a Meeting of the Town Board of the Town of Wallkill in the County of Orange, State of New York, held at Town Hall, Tower Drive, Town of Wallkill, NY, on the 26th day of April, 2018.

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In the Matter of the Formation of the Arfman Sewer District in the Town of Wallkill, County of Orange, State of New York
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ORDER CALLING FOR
PUBLIC HEARING
(Arfman Sewer District)

WHEREAS, in accordance with New York State Town Law Article 12-A, the Town Board of the Town of Wallkill, County of Orange, State of New York wishes to consider the formation of the Arfman Sewer District in the Town of Wallkill bounded and described in a Map, Plan and Report dated April 2, 2018 prepared by Pitingaro & Doetsch Consulting Engineers, P.C.; and

WHEREAS, the proposed Arfman Sewer District shall provide sewage treatment services to the properties bounded and described in the aforesaid Map, Plan and Report as described and now on file in the office of the Town Clerk of the Town, and

WHEREAS, the sewage treatment services and facilities to be utilized within the proposed district to be formed are already in place and the cost of any new connections to such facilities shall be borne solely by the property owner(s) within said district seeking same, and

WHEREAS, the estimated cost of the connection fee to any incoming parcels is a minimum of \$2,300.00 for residential connections and with respect to non-residential purposes, the connections fee will be determined by the City of Middletown Treasurer and Commission of Public Works based upon estimated consumption; and there will be no past debt service fee, and

WHEREAS, the Town Board is the sole Involved Agency in connection with the formation of the Arfman Sewer District, the Town Board preliminarily classifies this action as "Unlisted" in accordance with the SEQRA regulations and intends to prepare a Short Environmental Assessment Form in connection with the district formation, .

NOW, THEREFORE, BE IT RESOLVED that on the 24th day of May, 2018 at 7:25 o'clock P.M. on said day, the Town Board will meet and hold a public hearing to consider the formation of the Arfman Sewer District, including the environmental significance thereof, and to hear all persons interested in the subject therefore, and for such other and further action on the part of the Town Board in connection with this matter as may be appropriate, and be it

FURTHER ORDERED that the Town Board does hereby assume Lead Agency status in connection with the SEQRA review of the aforesaid proposed district formation, and be it

FURTHER ORDERED that the Town Clerk is hereby directed to publish a certified copy of this Order at least once in the official newspaper of the Town not less than 10 nor more than 20 days before the date of the hearing, and be it

FURTHER ORDERED that the Town Clerk is hereby directed to cause a certified copy of this Order to be posted on the sign board of the Town not less than 10 nor more than 20 days before the date of the hearing.

Dated: Town of Wallkill, New York
26th day of April, 2018

Motion By: Mr. _____

Seconded By: Mr. _____

Councilman Coyne Voting _____
Councilman Valentin Voting _____
Councilman Meyer Voting _____
Councilman Johnson Voting _____
Supervisor Diana Voting _____

At a Meeting of the Town Board of the Town of Wallkill in the County of Orange, State of New York, held at Town Hall, Tower Drive, Town of Wallkill, NY, on the 26th day of April, 2018.

-----x
In the Matter of the Formation of the Arfman Water District in the Town of Wallkill, County of Orange, State of New York
-----x

ORDER CALLING FOR
PUBLIC HEARING
(Arfman Water District)

WHEREAS, in accordance with New York State Town Law Article 12-A, the Town Board of the Town of Wallkill, County of Orange, State of New York wishes to consider the formation of the Arfman Water District in the Town of Wallkill bounded and described in a Map, Plan and Report dated April 2, 2018 prepared by Pitingaro & Doetsch Consulting Engineers, P.C.; and

WHEREAS, the proposed Arfman Water District shall provide water distribution services to the properties bounded and described in the aforesaid Map, Plan and Report as described and now on file in the office of the Town Clerk of the Town, and

WHEREAS, the water distribution services and facilities to be utilized within the proposed district to be formed are already in place and the cost of any new connections to such facilities shall be borne solely by the property owner(s) within said district seeking same, and

WHEREAS, the estimated cost of the connection fee to any incoming parcels is a minimum of \$2,300.00 for residential connections and with respect to non-residential purposes, the connections fee will be determined by the City of Middletown Treasurer and Commission of Public Works based upon estimated consumption; and there will be no past debt service fee, and

WHEREAS, the Town Board is the sole Involved Agency in connection with the formation of the Arfman Water District, the Town Board preliminarily classifies this action as "Unlisted" in accordance with the SEQRA regulations and intends to prepare a Short Environmental Assessment Form in connection with the district formation, .

NOW, THEREFORE, BE IT RESOLVED that on the 24th day of May, 2018 at 7:25 o'clock P.M. on said day, the Town Board will meet and hold a public hearing to consider the formation of the Arfman Water District, including the environmental significance thereof, and to hear all persons interested in the subject therefore, and for such other and further action on the part of the Town Board in connection with this matter as may be appropriate, and be it

FURTHER ORDERED that the Town Board does hereby assume Lead Agency status in connection with the SEQRA review of the aforesaid proposed district formation, and be it

FURTHER ORDERED that the Town Clerk is hereby directed to publish a certified copy of this Order at least once in the official newspaper of the Town not less than 10 nor more than 20 days before the date of the hearing, and be it

FURTHER ORDERED that the Town Clerk is hereby directed to cause a certified copy of this Order to be posted on the sign board of the Town not less than 10 nor more than 20 days before the date of the hearing.

Dated: Town of Wallkill, New York
26th day of April, 2018

Motion By: Mr. _____

Seconded By: Mr. _____

Councilman Coyne Voting _____
Councilman Valentin Voting _____
Councilman Meyer Voting _____
Councilman Johnson Voting _____
Supervisor Diana Voting _____

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented

By: _____

Sec'd by: _____

Date of Adoption: _____

Names	Ayes	Noes	Abstain	Absent
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
<i>Supervisor</i> Mr. Diana				
TOTAL				

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL PURSUANT TO TOWN CODE §249-26.2(C)(13) and (14) IN SUPPORT OF THE APPLICATION OF HOLIDAY LAKE LLC TO APPLY TO THE TOWN PLANING BOARD FOR A SPECIAL USE PERMIT TO CONSTRUCT A WAREHOUSE/MANUFACTURING FACILITY ON SULLIVAN LANE WITHIN THE TOWN

WHEREAS, Holiday Lake LLC is interested in applying to the Town Planning Board to construct and operate a warehouse/manufacturing facility within the Town of Wallkill (the "Project") on a 46 acre parcel of land located in the Office and Research (OR) District of the Town on Sullivan Lane known as Tax Map # 60-1-41 (the "Project Site"); and

WHEREAS, the development of a warehouse/manufacturing facility in the OR District of the Town is a special permit use which must be approved by the Town Planning Board; and

WHEREAS, in accordance with Town Code §249-26.2(C)(13) and (14), as a condition precedent to filing a special use permit application with the Town Planning Board, the applicant must obtain a resolution supporting the proposed use from the Town Board; and

WHEREAS, the Town Board does not object to the proposed Project or the development of same at the Project Site and supports said Project; and

WHEREAS, notwithstanding the Town Board's support, the Project must comply with the local planning, zoning and relevant environmental review processes for any required approvals in order to ensure the protection of the health, safety and welfare of the residents of the community; and

WHEREAS, the support of the Town Board is conditioned upon each of the criteria set forth below being agreed to and carried out by Holiday Lake LLC,

NOW THEREFORE, IT IS HEREBY

RESOLVED, that the Town Board of the Town of Wallkill supports the application to be filed by Holiday Lake LLC with the Town Planning Board to construct and operate a warehouse/manufacturing facility within the Town of Wallkill on a 46 acre parcel of land located in the Office and Research (OR) District of the Town on Sullivan Lane known as Tax Map # 60-1-41, subject to the following conditions, with a copy of this Resolution to be submitted as an exhibit to the Planning Board Special Use Permit Application:

- The proposed facility shall be limited to a maximum square footage of 322,560 to be constructed consistent with the rendering prepared by Lanc & Tully Engineering and Surveying, P.C. dated March 12, 2018;
- The only use of the Project Site shall be solely warehouse/manufacturing or any other permitted use within the OR District;
- Holiday Lake LLC shall pay all fees incurred by the Town for professional services rendered in connection with this Project, including, but not limited to, legal fees and engineering consultant fees. Such fees will be paid pursuant to a Developer's Escrow Agreement between the Town and Holiday Lake LLC;
- All legal restrictions and zoning laws relevant to the property depicted in the Lanc & Tully rendering in effect at the time that the special use permit application is submitted to the Town Planning Board shall control any future development of the Project Site whether such laws and restrictions are reduced in any fashion.
- In the event that the special use permit application is denied by Town Planning Board for any reason, this resolution shall become null and void upon such denial; and is further

RESOLVED, that the Town Clerk is hereby directed to forward a certified copy of this resolution to the Chairman of the Town of Wallkill Planning Board.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
 By: _____
 Sec'd by: _____
 Date of Adoption: _____

Names	Ayes	Noes	Abstain	Absent
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
<i>Supervisor</i> Mr. Diana				
TOTAL				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL
APPOINTING A PERSON TO THE POSITION OF COURT CLERK FOR JUDGE
JOSEPH OWEN IN THE TOWN OF WALLKILL**

WHEREAS, there exists a vacancy in the Town of Wallkill for a clerk for Judge Owen in the Town Court Clerk's Office, and

WHEREAS, Lisa Albano fulfills the civil service requirements of knowledge, skills, and experience for the full-time court clerk position; and

WHEREAS, it is the opinion of the Town Board that the aforesaid person is qualified to fill said position;

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Town Board of the Town of Wallkill hereby appoints **Lisa Albano** to the position of Court Clerk to serve in said capacity for Judge Joseph Owen in the Office of the Town Court Clerk at the Town of Wallkill, provided that all appropriate documentation is submitted and accepted by the Orange County Department of Human Resources-Civil Service Department, and it further

RESOLVED, that said appointment shall be effective as of April 27, 2018.