

Work Session Agenda

TOWN OF WALLKILL
DATE: MAY 2, 2018

WORK SESSION
TIME: 7:30 PM

Topics:

- Sludge Pumps.
- Conservation Committee Request.
- Wallkill IDA PILOT Agreements.

Resolutions:

1. Resolution Authorizing the Commissioner of Public Works to Cancel the Existing Uniform Contract Replacing Cintas with Ulster Uniform.
2. Resolution Scheduling Time & Place for a Public Hearing to Consider Golden Triangle Zone Change.
3. Resolution to Support Hotel Tax Bill.

Executive Session:

Motion to Adjourn:

**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
AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS/SUPERINTENDENT
OF HIGHWAYS TO CANCEL THE EXISTING UNIFORM CONTRACT AND ACCEPT
A BID FOR THE FURNISHING AND SERVICING OF DEPARTMENT UNIFORMS
FOR THE YEARS 2018, 2019 AND 2020.**

WHEREAS, the Town Board of the Town of Wallkill previously authorized the Commissioner of Public Works (“DPW”) to accept a bid from Cintas of Montgomery, New York to furnish and service DPW employee work uniforms for the years 2018, 2019 and 2020; and

WHEREAS, the service provided by Cintas has been unsatisfactory and the Town Board has determined that it is no longer viable to continue utilizing the uniform services provided by Cintas;

WHEREAS, the agreement with Cintas provides that its services may be terminated at any time if deemed appropriate by the Town for failure to perform; and

WHEREAS, at this time, the Town Board wishes to terminate the Cintas agreement and accept the bid of the next lowest bidder that responded to the Town’s prior request for proposals,

NOW, THEREFORE, LET IT BE HEREBY

RESOLVED, that the Town Board hereby authorizes and directs the Commissioner Of Public Works to notify Cintas of Montgomery, that its services are hereby terminated due to failure to perform under the terms of its previously accepted bid to furnish and service DPW employee work uniforms, and it further

RESOLVED, that the Town Board hereby authorizes and directs the Commissioner Of Public Works to accept the bid from Ulster Uniform, located at 541 Broadway, Kingston, New York

Resolution No. :_of 2018

12401 in the amount of \$636.96 per week to furnish and service DPW employee work uniforms for the years 2018, 2019 and 2020 and for the appropriate Town Officials to execute all documents necessary to effectuate the acceptance of said bid and the contracts related thereto, subject to the approval of the Town Attorney.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented

By: _____

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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
SCHEDULING TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER A
CHANGE OF ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE
TOWN OF WALLKILL**

WHEREAS, the Town Board of the Town of Wallkill is considering the adoption of a local law to rezone certain parcels of real property within the Town as set forth in the accompanying Petition of Rombam Associates, Inc., Michael Jeremias, Meshuga Enterprises, Inc., Brazelton Brazilian Assoc. and Danann Equity Associates; and

WHEREAS, the Town Board seeks to review the potential adverse environmental impacts of said zoning change local law pursuant to SEQRA; and

WHEREAS, the Town Board of the Town of Wallkill hereby preliminarily determines that the aforementioned proposed amendment to the Town Code is a Type I action subject to SEQRA regulations and declares that it will be the Lead Agency with respect to the consideration, review, and determination of significance of the proposed the zone change pursuant to SEQRA regulations § 617.6(b)(1)(I); and

WHEREAS, the Town Board wishes to set a time and place for a public hearing to consider the adoption of the foregoing zoning change local law and to consider the potential environmental impacts of the same; and

WHEREAS, the Town Board seeks public comment and suggestions regarding the zoning change proposal; and

WHEREAS, the Town Board seeks to review the potential environmental impacts of said

Resolution No. :_of 2018

zoning change proposal pursuant to SEQRA; and

WHEREAS, the Town Board will consider such information and comments as may be provided at the hearing on the proposed zoning change proposal in making its determination of significance as Lead Agency; and

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. In accordance with the provisions of § 617.6 of the regulations implementing the New York State Environmental Quality Review Act (“SEQRA”), (the “SEQRA regulations”), the Town Board hereby determines that the aforementioned proposed amendments to the Town Zoning Map is an action subject to SEQRA regulations; and
2. The Town Board preliminarily classifies the aforementioned action as Type I, pursuant to § 617.4 of the SEQRA regulations; and
3. The Town Board determines that it is, and will be, the Lead Agency with respect to the consideration, review, and determination of significance of the proposed zoning map amendment pursuant to SEQRA regulations, because there are no other involved agencies at this juncture; and
4. The Town Clerk is directed to notify all interested agencies of the Town Board’s Lead Agency Declaration in accordance with SEQRA regulations; and
5. That a public hearing be held by the Town Board on May 24, 2018 at 7:25 p.m. with respect to amending Chapter 249 of the Town Code; and
6. The Town Clerk is directed to refer this matter to the Orange County Planning Department, pursuant to General Municipal Law Section 239-l and 239-m, for review and comment accompanied by the Notice of Public Hearing; and
7. That the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law, including Town Code Section 249-49(B), and to keep copies of the aforementioned local law on file for public review

TOWN BOARD OF THE TOWN OF WALLKILL
ORANGE COUNTY: STATE OF NEW YORK

-----X
In the Matter of the Petition of

ROMBAM ASSOCIATES, INC., MICHAEL JEREMIAS,
MESHUGA ENTERPRISES, INC., BRAZELTON
BRAZILIAN ASSOC., and DANANN EQUITY
ASSOCIATES,

**PETITION TO AMEND
ZONING MAP**

For an amendment to the Town of Wallkill Zoning Map.
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TO: THE TOWN BOARD OF THE TOWN OF WALLKILL, NEW YORK:

Petitioners ROMBAM ASSOCIATES, INC., MICHAEL JEREMIAS, MESHUGA ENTERPRISES, INC., BRAZELTON BRAZILIAN ASSOC., and DANANN EQUITY ASSOCIATES, each of which are controlled by The Jeremias Family Partnership, by their attorneys Burke, Miele, Golden & Naughton, LLP, who are authorized to submit this Petition on behalf of The Jeremias Family Partnership, pursuant to Article XIV of Chapter 249 of the Code of the Town of Wallkill (the "Town Code") and § 265 of the Town Law, respectfully petition the Town Board for an amendment of the Zoning Map adopted pursuant to § 249-5 of the Town Code as follows:

1. Pursuant to the provisions of Article 16 of the Town Law of the State of New York, the Town adopted a comprehensive zoning law, which law has been revised from time to time, and is known as Chapter 249 of the Town Code ("Zoning Code").
2. The Zoning Map, dated December 2009, was adopted by the Town Board in accordance with § 249-5 of the Zoning Code ("Zoning Map").

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3. Petitioners are the owners of the properties identified on the Town tax maps as Section 40, Block 1, Lots 16 and 35; Section 41, Block 1, Lot 45; and Section 50, Block 1, Lot 62 (“the Properties”).

4. The Properties are located in the Town Center (“TC”) zoning district, the purpose of which is to provide areas suitable for large-scale shopping centers serving regional needs. Such centers are characterized by uses offering retail comparison shopper goods, locations accessible from regional highways, and an integrated and connected complex of structures with internal roadways.

5. The Properties are presently unimproved, vacant lots, and may not be suitable for such large-scale shopping centers. Petitioners submit that the Light Enterprise (“ENT-L”) district is more appropriate for the development of approximately 79 acres the Properties located along New York State Route 17. The ENT-L district is “intended primarily to accommodate research- and development-oriented industries as well as distribution and manufacturing uses which do not include adverse effects from smoke, noise, odors, dust and dirt. This district is designed to attract and encourage uses that generally do not require processes associated with heavy industry and large-scale production.” Town Code § 249-27.1(A).

6. Petitioners submit that the remaining 13+/- acres of the Properties, along Silver Lake-Scotchtown Road are more appropriate for residential development under the R-1 Medium Density Residential District.

7. Petitioners hereby petition this Board to amend the Zoning Map, as set forth above, changing the zoning district for approximately 79 acres of the Properties from TC to ENT-L, and for the remaining 13+/- acres of the Properties from TC to R-1. (See attached map).

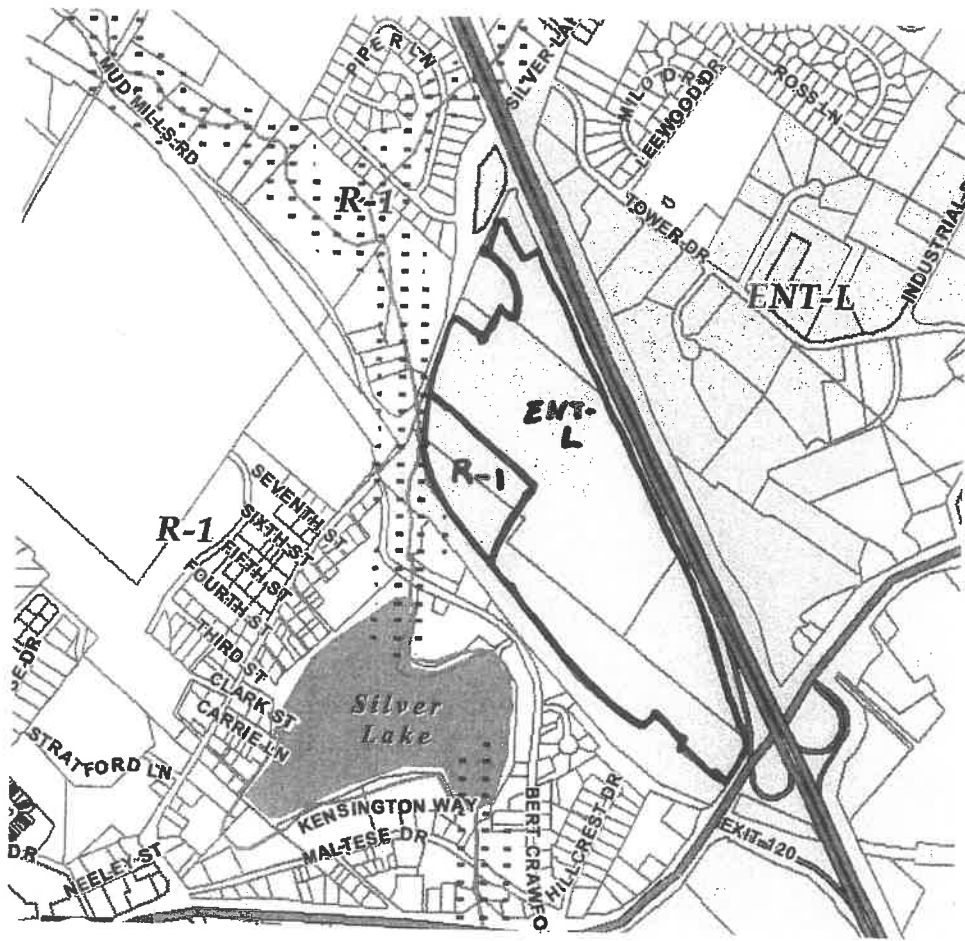
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WHEREFORE, your Petitioners pray that the Town Board will take such steps and such actions as may be necessary to grant the relief sought in this Petition.

Dated: May 2, 2018
Goshen, New York



RICHARD B. GOLDEN, Esq.
Burke, Miele, Golden & Naughton, LLP
Attorneys for The Jeremias Family Partnership
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Post Office Box 216
Goshen, New York 10924
(845) 294-4080



**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 WALLKILL TOWN BOARD IN SUPPORT OF NEW YORK STATE SENATE BILL S.8173-A AND ASSEMBLY BILL A.10320-A AMENDING NEW YORK STATE TAX LAW ARTICLE 29, PART 1 AUTHORIZING THE TOWN OF WALLKILL TO ENACT A LOCAL LAW IMPOSING A TAX ON HOTEL ROOM OCCUPANCY

WHEREAS, the Town Board of the Town of Wallkill is of the opinion that it would be beneficial to the economy of the Town if a local tax was imposed on hotel room occupancy; and

WHEREAS, it was necessary to petition the New York State Legislature for a home rule request to authorize local legislation to impose a hotel occupancy tax within the Town,

WHEREAS, by Resolution dated November 16, 2017, the Town Board authorized the Town Supervisor, or his designee, to initiate proceedings and take all necessary steps to seek an amendment to Chapter 21, Article 1 of the New York State Tax Law to authorize and empower the Town to enact a local law imposing a tax on hotel room occupancy; and

WHEREAS, current New York State Senate Bill S.8173-A and New York State Assembly Bill A.10320-A have been introduced during the current legislative session which would amend the New York State Tax Law to allow the Town to adopt a local law establishing the aforesaid hotel tax; and

WHEREAS, it is the opinion of the Town Board, that in the interest of fiscal responsibility, it is necessary to support the passage of the pending Senate and Assembly bills and move forward with the enactment of a local law establishing a hotel tax,

Resolution No. :_of 2018

NOW, THEREFORE, IT IS HEREBY

RESOLVED, that the Town of Wallkill Town Board, in its capacity as governing body of the Town of Wallkill, does hereby support and recommend the passage of New York State Senate Bill S.8173-A and New York State Assembly Bill A.10320-A amending Chapter 21, Article 1 of the New York State Tax Law to authorize and empower the Town of Wallkill to enact a local law imposing a tax on hotel room occupancy; and it is further

RESOLVED, that the Town Supervisor and/or the Town Clerk, or their designees, are hereby directed to execute and deliver the appropriate Home Rule Requests to the State Senate and State Assembly and forward certified copies of this Resolution to the New York State Senate, the New York State Assembly and the Office of the Governor of the State of New York.