

Supervisor David P. Kelly opened the Workshop Meeting of the Town Board of the Town of Pawling at 7:00 PM October 3, 2012 at Pawling Town Hall, 160 Charles Colman Blvd., Pawling, New York. Present were Councilmen Montemarano, DeRosa, Upham, Johnson and approximately 22 interested citizens.

### **PRESENTATION BY CASTAGNA REALTY/PROPOSED PDD CHANGES**

The Board entertained a presentation by the Castagna Realty Group regarding proposed changes to the PDD section of Town Code.

Mr. Richard O'Rourke, partner from the law firm of Keane & Beane, P.C. said he has served as counsel to Castagna and Jucca Company for the past 20 years, starting with the Brady Brook Falls Subdivision and the PDD property. Mr. O'Rourke said they have made some suggestions by way of amendments to the Planned Development District (PDD) zoning. The reason is to provide them with flexibility they now know they need. Their project is ready to go. They have been told they are going to get the funding for the sewer expansion project, which is what they have been waiting for. One of the things that is most important is a combination of uses on this property. He explained the studies confirming that there is not enough housing for ages 65 and older and said they are proposing a wellness campus for the property, including senior housing, medical treatment, school of nursing and shopping. They already have site plan approval for this property. He explained the current approvals that are in place and stated they are asking for flexibility in land use policy and building codes with these proposed changes to the PDD zoning. They have been through the SEQRA process and it is one of the things to think about through the approval process. They will be in the ground with this project in 2013. The 100 acres of open space shall remain open space. One of the things they are asking for is a change in terms of the FAR, which is one half of what the Board authorized in other new zoning a few months ago.

Jerry Schwalbe from the firm of Divney, Tung, and Schwalbe presented a concept plan and explained it to the Board. He explained the changes and said this is a concept plan and would change as the plan progresses. He said they are asking for flexibility so that the plan could evolve. This is not a final plan and the market will drive a lot of the plan moving forward.

Mr. John Gutleber, President of Castagna Realty, thanked the Board for allowing their presentation. They have been told the funding will be there to expand the sewer system. They are now proposing a wellness campus, which is something he felt they would be proud of and the community would be proud of. He explained that the market studies show they could build at least 550 units and this is one of the reasons why they need flexibility. They are working with Health Quest who will be a partner in the senior homes and a tenant in the medical office building. Adelphi is proposing a School of Nursing on the campus. They will also need retail on campus. They are negotiating and planning which is why they need the flexibility now. They plan to break ground in 2013. This project will create 2,000 construction jobs and 1,000 permanent jobs and will also generate tax revenues for the Town.

Supervisor Kelly said he appreciated Mr. Gutleber, Mr. O'Rourke and Mr. Schwalbe coming before the Board tonight. His understanding was that within 48 hours, the Board would have an official petition from the Castagna organization. Once that happens, the Board will involve the attorneys, planners, engineers and Planning Board.

Mr. O'Rourke said they look forward to working with the Board.

### **RESOLUTIONS**

The Board discussed the proposed resolutions. Following discussion, it was agreed that resolutions 2012115 through 2012122 would be placed on the October 10, 2012 Town Board meeting agenda.

### **2013 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

The Board discussed a number of different projects for the 2013 CDBG application. Following discussion, the following motion was made:

The motion to support the Holmes Whaley Lake Civic Association for the 2013 Community Development Block Grant was made by Councilman DeRosa, seconded by Councilman Montemarano.

Supervisor Kelly said he agreed but felt the Board should keep in mind bathrooms at “The Lodge” at Lakeside Park to serve the ballfields and begin reporting on the septic system and fields for this project.

Councilman Johnson said the bathrooms at the lakefront are in need of serious renovations also. He felt the best shot for now is the Holmes Whaley Lake Civic Association building.

The motion passed unanimously.

## **2013 TENTATIVE BUDGET ADDRESS**

The news out of the Governor’s Office last evening made me sit back and laugh after working on the 2013 Tentative Budget for the past 2 ½ months with help from my Bookkeeper Jerry Terwilliger, Legislative Aide Todd Bender, and all of the Department Heads. The Governor claims the Property Tax Cap is “Delivering as Advertised!” I am sorry but few if any of the residents of Pawling are feeling any positive effects as a result of Albany’s actions. The Governor promotes that the Property Tax Cap has increased fiscal discipline on the parts of local governments, promoted Pension Reform, saved millions on Mandate Relief, and saved taxpayers billions on their property taxes. All that I have calculated is *increases in Pension costs, ever-rising health care costs* (which the President said years ago that we would see a \$2,500 reduction in) *major increases in fuel, and the general increase in the “Cost of Doing Business”*.

To quote John B. Anderson, “**The only way you can decrease taxes, balance the Budget, and increase spending is with mirrors**”. Well I can tell you... I refuse to play the Smoke and Mirrors game that Albany has used for years that has evolved into the Property Tax Cap Legislation.

Tonight, I present to you an overview of the 2013 Tentative Budget. **The big question on everyone’s mind is what is the overall Town Tax increase; 3.45%**. An increase held low due to countless long days and many long nights examining every aspect of the town budget.

The binder in front of you is your workable, living book from this evening through its adoption. As we progress, my office will provide any information you might need along with future handouts. Please keep the binder handy as all additional information will be delivered on 3 hole punched paper. Background information can be supplied upon request because Todd and I chose to save the expense of paper, electricity, and toner as we prepared the budget.

As I moved into the start of the 2013 budgeting process, I looked back on conversations with this board, employees, appointed and elected officials and most importantly, with our constituents. *The needs of our taxpayers will always play a commanding role in the thought process of developing a budget.*

Vice President Joe Biden said, “**Don’t tell me what you value, show me your budget, and I’ll tell you what you value**”. This Town of Pawling 2013 Tentative Budget is a vision of the needs of this Town and Village in order to maintain our history of being “*The Pride of the Harlem Valley.*”

Cost savings have been accomplished throughout the document by holding the line on the future expenditures:

- Equipment lines, the 200’s are level.
- The 400’s which are our Contractual obligations are flat with few exceptions; Fuel Oil and Electric are up and Wendel’s projections look sound.
- The Personal lines in the 100’s are up ever so very slightly, a mere 2% wage increase has been offered to every town employee.
- I propose an increase in only a few personal lines; 1410.100-A & 4020.100-B offers an increase in time for the Assistant Clerk under the guidance of the Town Clerk. This is extra funding for rescanning of Laser fiche materials lost in the *devastating* computer crash of June 6<sup>th</sup>. We made an adjustment to the 4020.100-

B just two months ago. Line 1220.100-A. extends the hours (without benefits) for our Legislative Aide to handle additional duties within the office. With the benefit of better representation with both County & State agencies that we deal with on a daily basis acquaints to better knowledge for this Board to base our decisions on. 1355.100-A increases the hours of the Part Time clerk, again without benefits to the Assessor's Office.

- I am proposing what I feel to be an enormous effort to save taxpayer money by creating a centralized purchasing procedure. Legislative Aide Todd Bender has worked diligently to develop strong relationships with many vendors that provide materials necessary for day to day operations of local government. He has worked with County Executive Molinaro to gain access to the many services offered by the county's Central Services department. This forged relationship has already resulted in substantial savings to the Town.
- **In an effort to save the taxpayers upwards of TWELVE THOUSAND DOLLARS** I propose that the Town cap the Health Insurance Buyout program currently offered to town employees. The savings can be realized by placing a **FOUR THOUSAND DOLLAR CEILING PER EMPLOYEE OR OFFICER** on the program.
- An initiative that has been derived after much deliberation is one that includes the hiring of an additional part-time seasonal laborer whose primary job description will be that of lawn mowing and general landscaping. This addition to the workforce will free up Buildings and Grounds staff so they can focus on their primary directives.

The ***much-anticipated*** contract with the Town of Patterson for Assessor Services will provide the Town savings next year and for years to come. Reductions in Health Care Coverage, Retirement, and other payroll taxes are just a start of our progressive thinking. Our continued commitment to Shared Services keeps Pawling heads above the rest of the Towns throughout the Hudson and Harlem Valleys. With County Executive Molinaro offering a new Million dollar reimbursement for a shared services program and working together with neighboring towns. I plan on "***knocking down the door***" with an application to fund our new contract with Patterson. I did not recognize revenue for this for 2013, but if successful, future year's budget can be reduced.

In speaking of Revenue, we received correspondence from the County Executive's Office that a reallocation of the Sales Tax disbursement is being proposed for municipalities in the 2013 county budget. Legislative Aide Bender attended the unveiling of this plan with the County Executive and representatives of several municipalities. He can attest to the ***lukewarm*** reception that the plan received. Todd noted that the initiative to "***cap a tax***" sounds all too familiar. ***I'm sure you all agree***. This proposal, which needs the approval of the county legislature, will have a negative impact on budgets for years to come. We need to work to stimulate the local economy to offset this loss in revenue.

- Planning for the future in this troubling and unsettled economy has been, and will continue to be a monumental challenge for anyone that sits in our seats. As Todd and I sat in the office one evening we ordered Chinese food from Great Wall on Charles Colman Blvd... I strive to support our local businesses...just ask Mike down at Mama's. I opened my fortune cookie to reveal a piece of paper that read "***find a peaceful place where you can plan for the future***." My office doesn't always afford me that opportunity. Crafting a budget is 95% expenditure control. As I stated earlier, I have asked all department heads to hold the line on spending...in other words, **KEEP THE 2012 NUMBERS**. A major problem we face is that we have a group of facilities spread out over a large area...
- The Lakeside Campus is aging.
- Town Hall needs continuous renovations.

- The Annex building needs a substantial amount of work including siding, concrete repairs, walkway work, and interior maintenance.
- The remaining buildings also need a variety of work that comes at a price.

As I developed the budget I thought about how we have a loss of revenue, tax grievances, and costs are skyrocketing. I've asked the Department Heads to hold the line only so I could contemplate how a **mere \$24 THOUSAND DOLLARS** is going to keep our buildings in decent shape and how we can continue to provide the residents the services that improve their quality of life. *The short answer*...try to keep increases at a minimum, keep our doors open as long as possible, and provide programs and activities that keep the mind and body active. I would like to thank everyone for taking time out of their busy schedules to listen to this address and I look forward to this process with the result of enacting a sustainable 2013 budget.

Supervisor Kelly said there are two public hearing's that will need to be scheduled. One is a public hearing on a tax cap override and a public hearing on the health insurance buyout. Following discussion, he proposed resolutions 2012123, 2012124, 2012125 and 2012126 be placed on the October 10<sup>th</sup> agenda. These resolutions deal with setting public hearings and the Board of Election payment /sales tax distribution from the County Executive.

### KELLY

Supervisor Kelly reported that he met with Mayor Rob Liffland and Peter Cris on economic development, where they discussed advertising Pawling and bringing in economic development. He met with Glen Sullivan regarding town computers. He met with H.G. Fairfield regarding a relationship for 2013, and he would schedule a meeting with Recreation Director Melissa Smith and Robyn Wooley, Assistant Recreation Director, to discuss the 2013 season. He and Jerry Terwilliger, Town Bookkeeper met with the president of KVS and they have offered to make the Town whole for this year and wait for payment. The new assessor will begin work next week. He met with Elm Street Partners on sewer capacity and they are looking to move forward in the very near future. He had phone conversations with Castagna about many things but also about their proposal of this evening. He thanked department heads for meeting with him on the budget. He was sorry he was not able to give them everything they need but there is a tax cap that needs to be met. He met with the County Executive last week and asked him to support Pawling ideas, especially the Community Development Block Grant. The Watch Tower group from Patterson wants to do a movie shoot on October 16<sup>th</sup> and 17<sup>th</sup> on Quaker Hill Road and he advised them to contact the County Executive's Office and John Daley, Highway Superintendent. On Saturday, Justin Scavone has his Eagle Scout Award ceremony and he asked Town Board members to attend as he could not make it. The new phone system was put into service yesterday. There were a few glitches but Wendel Weber is working on it. Supervisor Kelly said he has spent a lot of time working on the budget.

### JOHNSON

Councilman Johnson said he has been meeting with Gary Lattrell and Tom D'Ottavio regarding the Golf Course. There is a disappointing shortfall due to lack of play this year. He is working on ideas to increase revenues next year and in 2014. He is working on Pawling Water District #2 and a meeting with bond counsel needs to be scheduled. He said the budget presentation was the most responsible budget presentation he's ever heard, it is a wonderful place to start. While he would support the budget increase over 2%, it is his goal to bring it under 2% as the Board did last year.

### DEROSA

Councilman DeRosa said he attended the Dutchess County Water Wastewater Authority Board of Director's meeting on September 18<sup>th</sup> and they are moving forward with some issues. They were approved for the hardship funding with zero interest for improvements

to the filtration system and other improvements. The water softening unit has been installed and they will begin testing for that this month. DCWWA will notify residents when that is on line. The water district is moving in the right direction. The first meeting of the Comprehensive Plan Implementation Committee is scheduled for next Tuesday. He assisted the Highway Department crew on the Old Pawling Road Bridge and he enjoyed working with the crew. He is looking forward to moving ahead with the Holmes Whaley Lake Civic Association improvements and CDBG. Regarding the amnesty program, over \$10,900.00 has been collected and there are still some months to go. He has been involved with the Castagna project for many years. A lot of work was put into that project. He has not digested the proposed changes yet but suggested the Planning Board look at the original approvals and stipulations that are in those approvals before the changes are considered. He wondered how the proposed changes would affect the original SEQRA declaration on the project.

### **MONTEMARANO**

Councilman Montemarano said the Old Pawling Road Bridge is nearing completion and should be finished in early November. The cost was approximately \$100,000.00 to \$125,000.00 and no formal bidding was necessary as the Highway Department took care of it. Original estimates to replace the bridge were \$600,000.00 to \$700,000.00. He has been getting history of Murrow Park with the help of residents. He would like to see that park rehabilitated. He asked what the options are to get a newspaper in this town.

Supervisor Kelly said he was working with a resident who wanted to try to open a newspaper and at this time, it is not a profitable business venture. It is a tough proposition right now.

### **UPHAM**

Councilman Upham said the Dutchess County GED program continues at Town Hall. He has tried to convince Dutchess Community College to offer undergrad courses in Pawling. The Town owes an OSHA report so that must be done. He complimented Supervisor Kelly on the great job he has done on the budget last year and this year. There is a tremendous amount of detail and work involved. Supervisor Kelly has finite resources and infinite needs.

Supervisor Kelly opened the meeting for public comment.

John Daley, Highway Superintendent said he is ready to put out an RFP for the attachment for the backhoe. It is a piece he can't do without.

Councilman Montemarano said it is within the Town's procurement policy to go to a minimum of three vendors. Everyone will see the same spec and bids will be back in a week. The Highway Superintendent has budgeted for this and can go ahead with it.

Chief Constable Mike Kelly expressed concern about the gates at the new ballfields being left open. People using the fields need to lock the gates because kids are getting in when the gates are not locked.

There were no further comments from the audience.

The motion to adjourn the meeting was made by Supervisor Kelly at 8:20 PM, seconded by Councilman Johnson, motion passed unanimously.

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Town Clerk