

Town of Olive
County of Ulster
State of New York
Tuesday, January 16, 2007

Minutes of a special workshop meeting of the Town Board of the Town of Olive held Tuesday, January 16, 2007, 7:30 pm at the Town Meeting Hall in Shokan, NY.

Members Present: Berndt Leifeld, Supervisor
 Henry Rank, Council Member
 Helen Chase, Council Member
 Bruce La Monda, Council Member
 Linda Burkhardt, Council Member

Others Present: Kevin Young, Attorney; Henry Lamont, Gino Huggins, and Judy Pangman of Lamont Engineering; Timothy Cox, CWC Attorney

Attorney Kevin Young presented Town Board members with proposed Local Law #2 of 2007 A Local Law Enacting a Sewer Use Law Governing the use of the Town's Wastewater Collection System and Treatment Facility (#8-07). Mr. Young, Town Board members, and others present reviewed and discussed in length the eighty-seven (87) page document.

Mr. Young presented the Town Board with the Operation Maintenance Cost Estimate for the hamlet of Boiceville with estimated meter flow (#9-07). He noted overall budget without contingency is \$380,000.00, contingency is \$50,000.00, and total budget \$430,000.00. He noted that out of the \$380,000.00 the City will be assuming 22% or \$133,600.00 with the town's budget responsibility being \$296,400.00 which has to be allocated based on flow to the residents and businesses within the sewer district. There are 92 residential homes with estimated meter flow of 27,600 gallons per day, 3 institutional/commercial establishments with 28,960 gallons per day, 27 commercial properties with 5,180 gallons per day, and 1 mixed use commercial totaling 500 gallons per day. Of the 3 institutional/commercial properties the school district and Bread Alone have a SPEDES permit and the Boiceville Inn does not. The remainder of the commercial properties are within the original sewer district. The total estimated flow of 62,240 gallons per day divided into the \$296,400.00 to be raised by district tax becomes \$4.76 per gallon. The cost to the 92 residences would be \$9,200.00 annually. The residential total gallons per day multiplied by \$4.76 per gallon totals \$131,437.02. The City of New York will pay the difference between \$131,437.02 and \$9,200.00. When applying \$4.76 to the Onteora School they would pay \$128,580.00, however, they will identify their existing cost and the contract with the City will state that the City will pay the difference between the school's existing cost and \$128,580.00. The Boiceville Inn will pay \$4.76 times 500 gallons per day or \$2,381.00 and Bread Alone based on 1,460 gallons per day or \$6,943.00. There is \$27,049.00 remaining to be paid by the remainder of the commercial properties with the City giving a \$10,000.00 subsidy which will be spread over 5,000 gallons then the district would only have to collect the balance of \$17,049.00. In the sewer use law they will charge \$250.00 per commercial property based on actual flow raising \$7,250.00 that means \$9,799.00 needs to be raised by commercials so \$1.73 per gallon will be charged. Estimated charges to commercial properties range from \$250.00 for Boiceville Lumber to \$1,544.00 for S.E.W., Inc. It was noted they will be metered off the wells to determine usage. Mr. Lamont noted that

when commercial flow goes down then the fraction allocated to residences would go up. It was noted the price per gallon for commercials, excluding Onteora and institutional/commercial, is \$1.73 per gallon. The cost of the meters will be paid by the CWC out of the block grant with approximately 12-15 meters being installed since meters are not installed on commercial properties using 60 gallons per day or less. Mr. Young stated the Town Board will send letters out stating it will be in their best interest to install a meter now and to contact Lamont Engineering. Hopefully, what will happen is that with the meters installed at some point within the year a new chart will be produced with much lower numbers.

Supervisor Leifeld questioned where the usage figures came from noting that the Our Lady of Lasalette doesn't even have running water and is closed and the Fire House has only one toilet and would never use 200 gallons per day. It was noted that this is where meters will come in handy.

Mr. Lamont noted this is the best guess at the time. Mr. Young stated that if any of these businesses have water usage which isn't going down the drain then they can separately meter that and subtract it from the total and not be charged for it.

Mr. Young noted that five days before the Town Board's next meeting he will present them with an actual copy of the Sewer Use Law and a Public Hearing can be scheduled at that meeting.

Supervisor Leifeld questioned the amount per gallon being \$1.73 and Phoenicia is at \$.50. Mr. Young stated this figure will come down but maybe not to fifty cents.

Mr. Lamont stated the CWC has agreed to arrange with Lamont Engineering to provide an application on behalf of the Town of Olive to the governor's small cities program for funding for installation of laterals for low and moderate income households. He stated the next place for providing funds for laterals is the block grant from the CWC. He stated there may or may not be funding left over from these projects.

Judith Boggess stated she's been hearing all night that somebody is inspecting hookups, someone is fixing problems, and someone checking Bread Alone to see that they are complying, and perhaps this will be the Building Inspector. She asked how this will affect the town's budget if we have to increase salaries to cover all of these things and to hire people. Response was that it is all a part of the \$380,000.00. She questioned that salaries and benefits would all be covered in that amount. It was stated that one person would be hired to do all of that and to run the plant. Mr. Young noted that if the Town Clerk would do the billing then she would keep track of all of her time and it would be charged to the district.

Mrs. Boggess stated that she doesn't trust New York City so how can you trust the City to continue paying for this project. Mr. Young stated the agreement does state they are tied to this.

Regarding the environmental review, Henry Lamont stated the City of New York had raised a few issues. The first one was how the waste from Bread Alone would be handled and this issue was resolved in the local sewer use law through a permit application and perhaps pretreatment and/or a settling tank. He noted that a wetlands study and archaeological report are in draft form for the Town Board's review. He noted

there is no impact on either of these. He noted these reports will be finalized in the next couple of weeks and entered into the Environmental Impact Statement. Gino Huggins noted a permit will be needed for the project for wetlands but because the impacts are minimal they will not need an individual impact which is much more complicated. It was noted the impact is simply crossing a ditch. He noted the issue of the floodplain has been addressed and two different layout sites at the Trail Nursery have been analyzed. The Town Board reviewed the two layout plans with Supervisor Leifeld noting that the town intends to sell a portion of the commercial property and would prefer the layout which lends a better impact for dividing off this parcel. Mr. Lamont noted the height of the building will include a 10 foot high fill with an industrial/agricultural metal one story building. He stated the only element not on this site plan is storm water treatment.

Henry Lamont stated the final reports have not been put into or referred to in the SEQR documents; however, they have all the information and know the answer. The SEQR completion is pending only on clerical work.

Council Member Chase stated the biggest impact is there will be a building on the Esopus Creek but the impact has been mitigated by building the facility up and protecting it from the flood waters. Council Member La Monda stated he would like to ask our agents, Lamont Engineers, if they are satisfied that there are no adverse or negative impacts on the environment. Mr. Lamont stated they are satisfied and the project is environmentally sound.

Supervisor Leifeld introduced Resolution #1 of 2007 a Resolution of the Town Board of the Town of Olive Determining that there are no Adverse Impacts on the Environment from the Implementation of a Septic Maintenance in the Hamlet of Boiceville. On a Leifeld/Rank motion and unanimous roll vote the Town Board unanimously approved Resolution #1 of 2007. Roll vote being: Rank, yes; Chase, yes; La Monda, yes; Burkhardt, yes; and Leifeld, yes.

Supervisor Leifeld noted that two of the five people interested in the planning board positions have requested they not be considered for the appointment. After discussion regarding the importance of having a full Planning Board membership, the Town Board on a Chase/Rank motion unanimously approved the following members to the Olive Planning Board: David Sorbellini, Helene Grant, and Diana Ivanoff. David Sorbellini will fill Michael Pantliano's unexpired term with his term ending 12/31/07. Helene Grant will fill Bob Oakes' unexpired term with her term ending 12/31/09. Diana Ivanoff will fill Anne Marie Johansson's unexpired term with her term ending 12/31/10.

In an effort to assist in the organization of the newly formed planning board, on a Chase/Rank motion the Town Board unanimously appointed Drew Boggess as Chairman of the Planning Board.

All business pertinent having been discussed the Town Board adjourned at 10:15 pm on a Leifeld/La Monda motion.

Sylvia Rozzelle, Town Clerk