

**TOWN OF WASHINGTON
TOWN BOARD
MINUTES
February 11, 2021**

The Town Board of the Town of Washington held a special meeting on Thursday, February 11, 2021 at the Town of Washington Town Hall. The meeting was also held via Zoom due to the Coronavirus Pandemic and social distancing requirements. Supervisor Gary Ciferri called the meeting to order at 6:00 PM with the following people attending in person; Councilman Michael Murphy and Town Clerk Mary Alex attended in person. Joseph Rochfort was also in attendance at the Town Hall. The following were in attendance via Zoom: Councilmen Stephen Turletes and Robert Audia, Attorney Jeff Battistoni, .

Judith Balfe, a reporter with the Millerton News was in attendance via Zoom.

Supervisor Ciferri opened the meeting with the Pledge of Allegiance.

Recreation Director Edson introduced Aaron Kelly, as he is the newly appointed member of the Recreation Commission. Mr. Kelly said he wanted to take the opportunity to introduce himself to the Town Board, and he appreciated the opportunity to serve on the Rec Commission. He was welcomed by the Town Board.

On a motion made by Councilman Murphy and seconded by Councilman Turletes, the Board moved to appoint Joseph Rochfort to the position of Town Councilman. The vote was as follows:

Supervisor Ciferri: Aye
Councilman Turletes: Aye
Councilman Audia: Aye
Councilman Murphy: Aye

Town Clerk Alex administered the Oath of Office to Joseph Rochfort.

The Town received a request from Barbara Marrine, Principal of the Upton Lake Christian School. The request was for the Upton Lake Christian School to be moved from the Millbrook Fire Department Protection zone to the East Clinton Fire District. Town Clerk Alex emailed Ms. Marinne suggesting she contact the ECFD asking that their organization be dispatched to a call at the same time as the Millbrook Fire Department rather than a contractual move. The Town Board tabled the request until the ECFD will agree to being dispatched simultaneously. Councilman Murphy said the school was advised about the Public Hearing the Town held to discuss ending the annual fire contract with the ECFD.

On a motion made by Councilman Turletes and seconded by Councilman Audia the following individuals were appointmented to the Board of Assessment Review:

- Peter Doro term expires 9/30/2023
- Douglas Giles term expires 9/30/2025

The vote was as follows:

Supervisor Ciferri: Aye
 Councilman Turletes: Aye
 Councilman Audia: Aye
 Councilman Murphy: Aye
 Councilman Rochfort: Aye

Councilman Murphy noted the Town is waiting for a response from an additional person who may be appointed in March.

On the recommendation of Bookkeeper [Lois Petrone](#), Councilman Turletes made a motion, which was seconded by Councilman Audia to make the following budget transfers:

Account	Account Name	Adjustment
B.3620.0111	Safety Inspection Sec	\$6,422.40
B.3620.0800	safety Inspection SS	\$497.25
B.1990.0400	Contingency	-\$6,919.65
Note.: Resolution to transfer from the B Fund Contingency line for the additional expense of the Safety Inspection Sec		
Salary line		

The vote was as follows:

Supervisor Ciferri: Aye
 Councilman Turletes: Aye
 Councilman Audia: Aye
 Councilman Murphy: Aye
 Councilman Rochfort: Aye

The Town Board received a request from Neil Wilson, an attorney representing Janet Farm LLC. Janet Farm LLC will be petitioning the Town Board for a zoning amendment for an overlay district which will allow for the development of the property located at 3872 -2874 Route 44 (locally known as Migdale). They have requested the Town Board hold a special meeting on Feb. 25, 2021 for representatives of Janet Farm LLC to introduce their overall concept plan of development and possibly commence a SEQRA circulation for lead agency status. Town Clerk Alex requested a daytime meeting due to her schedule on the date requested.

Attorney Battistoni said that they want to file an application and he's looking for the Town Board to classify the action for SEQRA purposes declare its intent to be lead agency and authorize the circulation of the application. It's just a very preliminary thing to start circulating the application. I don't think it will take very long, its something that's very normal. The applicant has deposited an escrow with the town already even though they haven't submitted an application.

Councilman Turletes asked to whom do we circulate the application. Attorney Battistoni advised that the Town would have to circulate it to any involved agencies so County Planning, the New York State DOT and if there are wetlands, to the New York State DEC. The Town has to

identify who the involved agencies are and we send an application to them so they have a chance to look at it. If they want to serve as lead agency, they have a chance to say so. Usually they decline and just let the Town Board serve as the lead agency, but the Town has to circulate to them first. A Councilman asked if this for the portion specific to what the Town Board needs to take care of, or is this for the whole project. Attorney Battistoni said that this is only for the Town Board portion. Later on, if an overlay district were created there would be a separate application to the Planning Board for a site plan approval and any other approvals needed.

Councilman Turletes stated that he thinks the applicant should be made aware that there are many steps that have to happen for this to take place. These things take time and if he is on a time schedule, the Town's time table might not be the same as his.

The Town Board approved the scheduling of a Special Meeting to be held on Thursday, February 25, 2021 at 12:30 PM and authorized Town Clerk Alex to publicize the meeting.

Attorney Battistoni left the meeting.

Town Clerk Alex provided a monthly report. She stated that the January Town Board Minutes have been completed, circulated and posted to the town website. Tax bills were mailed in January. The Tax Collection amount for the month of January was \$284,850.44, which was paid to Supervisor Ciferri on 2/10/21. Collected through February 10, 2021 is \$1,572,227.33. A payment will be made in early March for taxes collected in the month of February. In March, the Town Board will sign vouchers for payment to the Village of Millbrook for the Fire and Rescue contract and to the Millbrook Library for taxes collected on their behalf.

Town Clerk Alex is gathering the information necessary to prepare the following reports to be sent to New York State:

- DEC Registered Transfer Facility Annual Report
- DEC Electronic Waste Collection Site Report

Town Clerk Alex advised that monthly reports have been provided via email to the Town Board from:

- Assessor Lisa Evangelista
- Bookkeeper Lois Petrone
- Building Clerk Kelly Cassinelli
- Justice Court Clerk Christine Briggs
- Recreation Director Chelsea Edson
- Zoning Administrator Nancy Patrick

Recreation Director Edson told the Town Board that the Recreation Commission had a meeting last night and the Recreation Commission is finalizing what they are going to be doing for summer camp. Information will be sent out to the community in the next week or so.

Town Clerk Alex is currently working with the members of the Zoning Board of Appeals to update and revise the Applications and instruction packets for the ZBA.

Town Clerk Alex has requested that town employees complete a full review of the website, specifically the pages and FAQs associated with their department. Website updates have been received from all staff. Revisions will be completed in March after the bulk of tax collections.

Bid documents for generators to be installed at the Town Hall and Highway Garage will be released to contractors in the coming days. Councilman Audia will hold a mandatory pre-bid meeting on March 9, 2021 with the bids due on April 7, 2021 by 12 noon.

Councilman Turletes called the Board's attention to the Recreation Report sent by Recreation Director Edson. There are several programs currently going and they seem to be doing well. Rec is trying to involve a variety of age groups and that is good.

Up and coming programs include a President's Day Basketball Clinic which has been very popular. There will also be basketball clinics on Saturdays, as well as a young tots program. There will be a venue change from the Tribute Garden Park to the Town Park for the Egg Hunt. This is to accommodate social distancing. The Rec Commission talked about scheduling line dancing for seniors. They felt that seniors have been somewhat neglected in the Covid environment, so they are investigating new program ideas. They are also discussing a tennis camp for kids, which hasn't been done in awhile.

The Rec Commission also discussed the condition of the gym floor. It is going to have to be retreated in July. The money will come out of the Rec budget.

Rec Director Edson mentioned that the Eastern Dutchess Road Runner's Club has about 150 participants and they are closing the registration. The marathon is scheduled for April 11th. The route has been changed slightly, and they will now be running Horseshoe Road rather than Woodstock Road. The Town will be publicizing the event and the route, so people residing on the roads will have advance notice and be aware of what is going on.

Councilman Murphy read from the written report submitted this evening by Highway Superintendent Spagnola. The Highway Department is battling an aggressive winter. A couple of trucks are down, a Ford 350 Dump and a Sander. When available, they are keeping one man in to operate the loader, as they are trying to fend off Covid. The price of salt is down this year, which is a positive. Highway Superintendent Spagnola will meet with the Town Board at the end of the winter season concerning the use of the salt shed.

The Town of Pleasant valley has all but one man out due to health issues. We have offered them our help and they have requested that we plow the ¼ mile of Tyrell Road that both towns plow. The men continue to clean the trucks and the shop on a regular basis. They want to remain healthy.

The dirt roads are holding up well due to the drainage the department installed and the cold weather. They are preparing for a line of storms over the next several weeks.

The Board discussed the potential need to replace the Ford 350. Highway Superintendent is looking at prices and reviewing OGS pricing. He is getting bids to repair the truck, too.

Supervisor Ciferri opened the meeting to public participation. Claudia Heunis and Howard Schuman both expressed interest in what will be happening at Migdale. Supervisor Ciferri said he met with Will Guidara the principal of the project and said it's a good project and he hopes it works out.

At 7:01 PM, on a motion made by Councilman Audia and seconded by Councilman Murphy the Board moved into Executive Session to discuss a specific personnel matter.

At 7:15 PM, on a motion made by Councilman Audia and seconded by Councilman Murphy the Board resumed the regular meeting.

On a motion made by Supervisor Ciferri and seconded by Councilman Murphy the Board reviewed the claims as presented.

The vote was as follows:

Supervisor Ciferri: Aye
Councilman Turletes: Aye
Councilman Audia: Aye
Councilman Murphy: Aye
Councilman Rochfort: Aye

On a motion made by Councilman Audia and seconded by Councilman Turletes, the Board authorized Town Clerk Alex to prepare an RFP for an independent Engineer to serve as the Town's representative in reviewing all plans and documents submitted by Janet Farms LLC to the Town Board or Planning Board for the project located on the following four parcels currently owned by Everest Polo Stables.

The vote was as follows:

Supervisor Ciferri: Aye
Councilman Turletes: Aye
Councilman Audia: Aye
Councilman Murphy: Aye
Councilman Rochfort: Aye

A discussion ensued on whether or not the Town wants to allow short term rentals such as Airbnb or VRBO, whereby the property owner may rent out their house of accessory structure on a daily or weekly basis. The Zoning Administrator receives regular questions on the matter. She advises that the Town allows for Bed and Breakfasts with the property owner residing in the premises. The Board discussed different scenarios including whether there should be a minimum rental period of 30 or more consecutive days, and should all owners of rental properties or accessory housing be required to register those properties on an annual basis. Councilman Rochfort, who previously served as a Village of Millbrook Trustee said that there are a small number of Airbnb rentals in the Village. The income generated for the property owner is used to meet their bills. Additionally, the travelers shop and eat in the community which is great for the local businesspeople. During the discussion, Town Clerk Alex researched and found on two separate websites there are a handful of properties being advertised as short-term vacation rentals. After some discussion the Board decided to prepare a zoning amendment requiring a

minimum rental of thirty days, safety measures to be adopted and an annual registry for all rental units in the town. A fee would be determined at a later date.

There being no other business, on a motion made by Councilman Murphy and seconded by Councilman Turletes at 7:45 PM. The vote was as follows:

Supervisor Ciferri: Aye
Councilman Turletes: Aye
Councilman Audia: Aye
Councilman Murphy: Aye
Councilman Rochfort: Aye

Mary Alex, Town Clerk