

would walk through a study to get to a library to get to a sports room, I really don't know the use of a lot of the rooms that were there, so we would probably try to tear part of it off the home or resurrect something and come up with a viable solution to use that what is partially constructed there and then create two more higher end homes on the property. I think, in the Spackenkill District and on this property, I think those houses would be a good help and good addition both to the Town and to the School District. Spackenkill is still a desirable school district. My daughter will tell you, she just moved out of her City of Poughkeepsie home and she may be one of the residents in one of the homes up there.

Supervisor Tancredi: Now, what square footage are you thinking for the homes you would like to construct if this plan went forward?

Robert Baxter: First of all I would try to go ahead and market those to 3500 or 4,000 sq. foot homes. I think, for what we are going to have to pay for this property to get three lots out of it, you are going to need to probably put a \$100,000 price tag on a lot, which is still a fair price on a lot that has water and we will be able to tie the sewer system into that property so there will be sewer and water on those properties.

Councilwoman Shershin: One of the neighbors---is that going to be septic tanks or are you able to tie into the sewer system?

Robert Baxter: In our last meeting with the Town, the sewer system is right at the bottom of the driveway and that would be the proposal, to bring it up and eliminate the one septic system that is there and bring sewer line and everything all up there.

Supervisor Tancredi: And the driveway that exists there now, would remain and would have to be some type of a shared driveway with the three homes.

Robert Baxter: Yes, there would be nothing that the Town would have to take over. We would be responsible for the maintenance and upkeep or plowing of that road. Similar to what is right across the street there is something similar to that isn't there?

Councilwoman Shershin: At the end of my street, also, they have something, we have two neighbors sharing one driveway, but it's not as long as that driveway, that's a significant driveway and obviously, I don't think the soccer field would be allowed to stay there. The soccer field would have to go.

Robert Baxter: Soccer field and tennis courts I'm going to assume that that is part of the reason that there is a substantial tax burden on that property. He went ahead and made a very nice soccer field for someone, if anyone wants to buy a soccer field, I know where you can buy one cheap, it's astroturf and maybe we will donate it to the school district or something like that.

Councilwoman Shershin: Of course the concern of Kimlin Court side, the houses that back up to it, is that you have adequate buffering and also, unfortunately, Rakoff took down a lot of trees, I think for the soccer field and I think ---

Robert Baxter: What I've tried to do is I had Joe Burger, a professional engineer, he went ahead and drew three lots just to show how it would work and how it meets Zoning and Planning, etc. There is a section of trees, one would be buffered into the trees and the other is at the other end actually where the tennis court or soccer field is and so that is gone and so it really shouldn't impact anyone, especially with the "Berlin Wall" up.

Supervisor Tancredi: That's a good question; I know some of the residents are probably wondering about that. This is the infamous wall that was put up, what would your plans be? Would you have that wall remain, or tear some of it down or what do you envision?

Robert Baxter: I believe most of the neighbors at this point, have seen the wall and speaking with the few that I have, they actually are quite satisfied with the wall, but we could certainly talk to them and would have to be something that would be discussion, but I think not seeing what is in their back yard, their back yard borders these houses, I think it gives them the privacy they like.

Supervisor Tancredi: That's the homes on Cedar Pond you are referring to, right.

Robert Baxter: Actually, on the next street over, Cedar Pond Lane, it backs right up to his house, so I think the wall being there gives him a little more privacy and we could certainly, if they wanted a section of that opened up, and want another type of fencing, but I think that will give him the most privacy we can offer at this point.

Supervisor Tancredi: The only access to these three lots would be off Cedar Avenue, the current driveway?

Robert Baxter: Yes. It would be off Cedar Avenue and obviously by taking these soccer fields down, it would get rid of big spot lights that are down there. I took a walk through it today and there are a lot of critters living in there. Raccoons, etc.

Supervisor Tancredi: Yes, I guess that's part of the issue. Any questions from the Town Board Members?

Councilwoman Shershin: The only other thing is the pool has to be addressed, because right now it has a porous tarp and it's flooded. So, it is creating a mosquito habitat, also.

Robert Baxter: Certainly all of the property will be revamped with a certain plan and the plan is to do a nice job. I think most of us, if you've seen some of the

properties that we've done, I think we've got a reputation of doing the right thing and we've done many projects in the Town, both residential and commercial,

Supervisor Tancredi: And this property is zoned for residential.

Robert Baxter: Yes, it is. I'm not interested in apartment building or group homes or anything like that, no.

Councilwoman Shershin: It will be single family homes. Three single family homes.

Robert Baxter: Yes.

Town Clerk Salvatore: What is the address for someone who may be listening?

Councilwoman Shershin: It's 132 Cedar Avenue.

Dr. Shah: 20 Cedar Pond Lane and my house is the nearest to the big house. So, my question, number one would be the wall. I personally would like the wall to stay. Now, let me make it clear, is it going to be, "the current big house", that plus two more? So a total of three houses? (Correct) What is going to happen to the big house?

Robert Baxter: At this point, I don't have a good answer for you. If I could go ahead and architecturally revamp that to try to down size it a bit, that would probably be the desired direction, but the plan is to try to create something with that. To knock all that down just to create a lot doesn't make a lot of sense, if we can save part of it---

Councilwoman Shershin: How structurally sound is it, because, it wasn't wrapped up tight when the workmen walked off, there are areas where you can see are exposed and weathered.

Robert Baxter: I was in there today with snow melt. There are a few spots on the chimneys that are dripping down through, but there is a roof on it for the most part that is in good shape. Structurally inside, there are plenty of steel and heavy beams and what I would do would probably sit down with our Building Inspector, walk through it and I would like to find out who did some of the electric and plumbing and try to bring those people back in and involved because I'm sure there were a lot of people who were hurt when this project was built and they weren't paid or whatever and so, I would like to give those people an opportunity first to take a look and see if they can help out and finish what can get done as well as the other two homes.

Dr. Shah: That big house will definitely remain a single family home? (Yes) You mentioned the swimming pool, I have a big concern, two things. Number one is the mosquitoes and the other, if you are sitting there in the spring and summer, the

frogs. They make so much noise, you can't listen to music, and it is very disturbing. As soon as the snow melts, if someone could drain it below the covered level or give me permission and I will go and take a long wire and drain it out. It should be drained anyway; it hasn't been used for seven or eight years. I have no objection to the work on this, right now it is a mess.

Supervisor Tancredi: Just to reiterate, Bob, your plan would be for the two additional lots, they would be one acre plus? (Yes) So, all three lots would be one acre or more? (Yes)

Dr. Almady: I live in the same 128 Cedar Avenue. I live inside the fence, I'm the only house.

Supervisor Tancredi: You're the raised ranch in the front? (Yes)

Dr. Almady: I like the wall to stay and I have a question about the gates, there are two gates. One gate for you, one gate for me. Your gate is electric. Do they stay electric or how are you going to do the gates?

Robert Baxter: I would assume, right now, they touch pad control to get in there and I would assume I could probably keep it the same way—I could certainly discuss whatever way it would work for you or I could add a fence down on the other inside or if you are comfortable with it open, leave it open, it really doesn't matter to me.

Dr. Almady: I like more private. The same way it is. It is opened by remote control from inside from the three houses? (Yes) Ok, my other concern is the driveway. It is too long. Are you going to make it two way or are you going to leave it like that?

Robert Baxter: My plan would be to keep it the same size it is, unless, in talking with the Town, they have some concerns or fire trucks—we have to, number one, make it so it is safe so emergency vehicles can go up and turn around up there and get back, but, it's a straight run, I don't foresee having to do anything to widen it.

Dr. Almady: Ok, I would like the existing mansion to stay and to remodel it. Hopefully you will get a good customer from the City or something and buy it for four or five million.

Robert Baxter: We would certainly advertise that as such and gladly finish it and if I could sell that to one person, it would be good.

Dr. Almady: I'm very glad you are going to do this because of all the wild animals, etc. It's going to be a very good thing.

Dr. Goodman, 115 Cedar Avenue: I thoroughly support any effort to make this abandoned property a useful place. For those who were around when Dr. Phaisel built that house, that property was approved for three houses.

Supervisor Tancredi: Yes, we know that.

Dr. Goodman: Because of some political issues, only one was built. In order to make that property more desirable, I think the Town of Poughkeepsie has to address some serious issues. One is potholes on Cedar Avenue that would swallow a car. There is no gas line on Cedar Avenue. There is no Sewer on Cedar Avenue and I think the time has come to get all those things in place so that people want to come to Cedar Avenue to live. Now, maybe you would be able to tie into an existing sewer line, but the rest of us don't have sewer and there is no gas and in spite of the fact that several of us have approached Central Hudson to put in a gas line, they have not been responsive and so I would like to see it happen and would like to do whatever you need to make it happen.

Doreen Tignanelli: Are there any wetlands, water bodies, water courses on the site?
(No)

Paul Kozlowski: I live on 126 Cedar Avenue and so I am on the wall on the Cedar Avenue side and I would like to keep the wall. The privacy that it affords is considered positive. We are still trying to change the pathway of the deer, but that will take a while. The key question I have is regarding the tie in to the sewer line as Dr. Goodman addressed, when I bought there 13 years ago, there was a lot of discussion about the homes that are on Kimlin Court. When those were going to be finished on the other side of the Cider Mill there was always the discussion that the sewer line that is present there to the existing driveway, would potentially have an opportunity for the three homes to be able to tie in. Because that construction never completed, that never occurred. It would be interesting to learn if there are opportunities to consider to tying in.

Robert Baxter: To comment on that, I would be willing to work with the neighbors to get the sewer line as long as the Town has available capacity for it.

Supervisor Tancredi: How close is it to your property?

Robert Baxter: I believe it goes up to the driveway, doesn't it?

Supervisor Tancredi: Yes, you should have the capabilities of tying in. There is a process to go through, but we've had other residents on Cedar Avenue, closer to Spackenkill, tie into that line.

Paul Kozlowski: My last comment is, yes, we are in favor of having the property redone and having at least the three homes. The sizes of the homes seem to be comparable to the area.

Dr. Shah: I presume the houses will be no more than two stories high?
(Yes)

Supervisor Tancredi: Just for any residents who may be watching, if there are any questions you have that haven't been addressed, e-mail me or Councilwoman Shershin, we can make sure Mr. Baxter gets those questions and we can respond to them.

Robert Baxter: Thank you everyone, it makes a good neighborhood if everyone's supportive. Thank you again.

COMMITTEE REPORTS

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|--------------------------------------|--|
| 1. FINANCE | Councilman Krakower:
NOTHING TO REPORT |
| 2. FIRE ADVISORY | Councilman Conte:
NOTHING TO REPORT |
| 3. GOVERNMENT OPERATIONS | Councilwoman Shershin:
NOTHING TO REPORT |
| 4. LAND USE & PLANNING | Councilman Krakower:
NOTING TO REPORT |
| 5. PERSONNEL | Councilman Cifone:
NOTHING TO REPORT |
| 6. RECREATION | Councilman Baisley:
NOTHING TO REPORT |
| 7. SENIOR CITIZENS | Councilman Baisley: Mentioned that on Wednesday March 18, 2015 is a St. Patrick's Day Luncheon At The Senior Center and you can get tickets from the Recreation Department. |
| 8. TECHNOLOGY & EQUIPMENT | Councilman Carlos:
NOTHING TO REPORT |
| 9. WATER, SEWER, HIGHWAY | Councilman Carlos:
NOTHING TO REPORT |

Supervisor Tancredi: I wanted to mention one thing. We've gotten a number of phone calls here at Town Hall. Evidently there is a robo call that has gone out from who, I don't know, but basically it's aimed at any resident, but also a lot of seniors and it is causing a lot of concern. Basically the robo call tells individuals that they

may be able to get some type of additional tax credit or reduction and it is causing them to call Town Hall. What we want to let residents know is, there isn't anything new that the Town has put in place. The Basic Star, Veterans Exemptions remain the same as they have in previous years. I think this is a Robo call that probably has been generated because it is an election year, but it is causing undo concern among residents. Certainly, feel free to call Town Hall, but I just wanted to say, we've gotten a lot of calls and I wanted to make that known.

Councilwoman Shershin: Yes, I've received that call, too, and it's about County Taxes. They claim there is supposed to be a large reduction in County Taxes and to make sure you get it.

Supervisor Tancredi: I don't think there is any claim that has been made about that, but that is what the Robo call asserts.

Councilman Conte: Don't give any of your personal information!

Councilwoman Shershin: It didn't ask for any personal information, it just gave the Town Assessor's number about three times.

Supervisor Tancredi: What the Robo call is doing is creating an extra real heavy burden on our Receiver of Taxes when at this time of year they already have a heavy load and causing a lot of concern among the residents, particularly seniors and I just wanted to let them know, there is no reason for them to be alarm. The credits and rebates that the State has put in place, regardless of how you feel about those, we run under the tax cap and I think the County runs under the tax cap and so if you're due a rebate, the State will be sending it whenever they get around to it.

Town Clerk Salvatore: Todd, have you found anything else out about those newspapers? I have found lately tons more lying in the streets.

Supervisor Tancredi: I believe the Journal is throwing a flyer out.

Town Clerk Salvatore: I know it got stuck in my snow blower. They are lying out all over the place.

Supervisor Tancredi asked if there were any comments from the audience:

Adam Ikin, Christopher Clerk and Sam Beckenhower, students at Vassar College and members of a group on campus called "Democracy Matters" spoke. They talked about their concerns with New York State Government, and changes that they would like to have happen.

Town Board assured they would look into this matter and discuss it.

Doreen Tignanelli: I asked Mr. Nelson to review the Town Code, 210.151 H in regards to the tree removal at Fairview Commons where they wanted to remove the trees before the final site plans had been signed and I was against that and wasn't sure if the Planning Board had the authority. Also, regarding letter of consent, which I've not heard of and so the meeting was cancelled last week. And there was supposed to be a special Planning Board Meeting on this and I've been checking the website and haven't seen anything come up and so I wondered if you had any update.

Town Attorney Nelson: I know that that meeting was cancelled and I don't know that it's been rescheduled. My understanding, but I'm not certain, is that it is not proposed to be rescheduled.

Supervisor Tancredi: In terms of, I think the question is, whether they have the authority to make an exception to the tree removal. Is that correct?

Town Attorney Nelson: I started looking at it, the evening of the meeting and then it dawned on me that on that Fairview Project, Josh Mackey, has been handling the representation and litigation and before the Board because a member of my firm is involved with the folks that are doing the project and so quite frankly, when I spoke to Neil and the meeting was cancelled and I didn't research it any further and if I had, it's the kind of thing, had I finished it, I certainly would have come to the Town Board in Executive Session and briefed you up on my opinion.

Doreen Tignanelli: So, basically, it's not rescheduled at the moment?

Councilman Carlos: Not rescheduled. March is going to end before there's a meeting. They can't cut the trees because of the bats.

Doreen Tignanelli: There is a Planning Board Meeting, I believe on Thursday the 19th.

Town Attorney Nelson: I'll get back to you on it, I'll find out.

Supervisor Tancredi: At this point, they're not rescheduling. I can tell you that.

Doreen Tignanelli: Ok, the other question was, when Mr. Balkind from the County was here for the DeGarmo Bridge project and I had asked if they were going to adhere to the Town Wetlands Ordinance, that night he said he wasn't sure if they needed to comply with the Town's Ordinance and he did get back to me and he said that "After reviewing the Town Code and the project details, the County Attorney's Office issued an opinion that the County did not need to secure a permit from the Town." But, what I didn't understand, I asked him, "Was that because they decided that a permit was not needed under the Town's ordinance because it didn't meet the threshold or was it because the County did not need to adhere to the

Town's ordinance" and the answer I got back I'm really not sure what the answer to that was.

Town Attorney Nelson: I did speak with one of the Senior Assistant County Attorney's today and there is a case called Monroe County Airport Authority under which when there is a question as to which Governmental Entity takes primacy as far as running a project. A Governmental Entity could go through a balancing of interest test and the County has apparently done that and considering the permitting that they received from Fish and Wildlife their jurisdiction which is exclusive as far as the reconstruction of the highway. They are getting their DEC permit and the interest in getting this project completed for safety purposes- the County's position, which doesn't surprise me, under Monroe County is that they are exempt from having to apply for that permit.

Doreen Tiganelli: Ok, because he sent me an e-mail and said, "Based on a series of tests," but it wasn't clear what the real answer was. I'm not saying that the project shouldn't be done, I am concerned that it does sound like a lot of trees are being removed and that night he said potentially their estimate was a half an acre and again, that is an area that is already flooding.

Councilman Conte: I actually wrote to them also about the removal of the trees and he just responded to me earlier today and I sent to Doreen so she was included in it because I appreciate her comments and my feeling was, living in that area knowing that creek so long, I really felt that the removal of these trees was going to cause a lot of erosion because that is a very, very soft bed on that creek and in that letter I briefly looked at it, they are going to leave the stumps and the root system there to help prevent that.

Councilman Conte went on to say that he felt that everyone on the County level did their best efforts and he felt that his interpretation was appreciated, but not of concern, they felt they addressed all concerns with it.

Doreen: They also have the same tree removal restriction because if they don't have the trees removed by March 31st because it's the endangered bat habitat, they can't cut it until October.

Ok, time will tell what will happen there.

**TOWN BOARD ADJOURNED AND ENTERED EXECUTIVE SESSION AT
7:45 PM**

**ADJOURN TO
EXECUTIVE SESSION**

**To Enter Executive Session To
Consider Following Matters:**

- 1. Litigation: To Discuss Litigation Strategy in a case known as Hildacar**
- 2. Confidential Communications**

**Between The Attorney And His Client,
The Town Board, Based On
The Attorney/Client Privilege.**

TOWN BOARD RETURNED FROM EXECUTIVE SESSION AT 7:58 PM

NO ACTION TAKEN

TOWN BOARD MEETING CLOSED AT 7:59 PM

FS:lkm