

**Town of Washington  
Town Board Meeting  
April 8, 2021  
Minutes**

The Town Board of the Town of Washington held their regular meeting on Thursday, April 8, 2021 via Zoom. The meeting was called to order at 6:10 PM by Supervisor Gary Ciferri with the following present: Councilmen Stephen Turletes, Robert Audia, Michael Murphy and Joseph Rochfort, Town Clerk Mary Alex, Bookkeeper to the Supervisor Lois Petrone and Attorney for the Town Jeffrey Battistoni. The meeting was held via Zoom with many residents present.

Supervisor Ciferri read the following letter from Joshua Mackey on behalf of his client Janet's Farm LLC:

*"I am writing on behalf of Janet Farms LLC, the applicant in the above referenced matter. As you are aware, our client asked your Board to amend the Town's Comprehensive Plan and adopt a Zoning Code Amendment to allow for a narrowly defined "Overlay District." The specific purpose of the Overlay District is to permit a hospitality use in a limited area of the Town. Neither the Town's Comprehensive Plan nor the Zoning Code allow for a hospitality use beyond small scale accommodations.*

*During the past two months of deliberations, our client has heard many opinions regarding the proposal. We now believe that the appropriate path for approval of the project is to allow the Town an opportunity to amend its Comprehensive Plan before any proceedings continue. We understand that the Town will issue a moratorium on any hospitality use while the Comprehensive Plan revisions are considered.*

*We anticipate that following a successful amendment of the Comprehensive Plan and Zoning Code, our client's application for site plan approval will be submitted. We understand the process will begin without haste and continue for several months. In the interim, our client hereby withdraws its application without prejudice. We appreciate the hard work offered by the Town and its volunteers during this process."*

The following resolution was read by Supervisor Ciferri:

**WHEREAS**, by cover letter dated February 18, 2021, Janet's Farm LLC submitted a Petition and supporting documents to the Town Board of the Town of Washington seeking a zoning amendment and the creation of an overlay district which would permit a proposed mixed-use at properties identified as follows (herein, the "Properties"):

92-114 Sutton Road  
Tax Parcel 135889-6865-00-761303-0000  
135.07 acres;

3872-3874 Route 44  
Tax Parcel 135889-6965-00-006474-0000  
198.13 acres;

3808 Route 44  
Tax Parcel 135889-6865-00-645421-0000  
18.25 acres; and

3802-3804 Route 44  
Tax Parcel 135889-6865-00-625473-0000  
1.26 acres; and

**WHEREAS**, the Town Board accepted the Petition and adopted a Resolution which classified the action as a Type I action, declared the Town Board's intent to serve as lead agency and authorized the circulation of the Petition and supporting papers to involved agencies and various interested agencies; and

**WHEREAS**, there has been significant public opposition to the Petition, both in terms of the proposed creation of an Overlay District and in terms of the proposed mixed-use of the Properties; and

**WHEREAS**, the Town Board has been advised that a Petition of this nature would require an amendment to the Town's Comprehensive Plan, that such amendment involves significant public input and at least two public hearings, a process that would take several months; and

**WHEREAS**, suggestions have been made that the Town Board consider a moratorium related to hospitality uses as proposed by the Petition; and

**WHEREAS**, the Town Board has been advised that the initial review and continued review of a petition of this nature is a discretionary matter for the Town Board;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Town Board hereby determines that a review of the Comprehensive Plan in relation to hospitality uses and mixed uses should begin and that such a process will proceed better if it occurs in general and not in reference to a specific petition; and be it further

**RESOLVED**, that the Town Board thus will not further review the Petition and supporting documents filed by Janet's Farm LLC; and be it further

**RESOLVED**, that the Town Board will create a committee and provide a charge for that committee in reference to reviewing whether the Comprehensive Plan should be amended as indicated and making a recommendation to the Town Board in that regard; and be it further

**RESOLVED**, that the attorney for the Town of Washington is directed to prepare a proposal for a moratorium in relation to the issues identified in this Resolution.

Attorney Battistoni advised everyone that the letter from Attorney Mackey withdrawing the Janet's Farm application was received this afternoon. Mr. Battistoni stated that right from the time the application was submitted, there's been substantial community opposition. The Town Board, was very aware of that and has been listening to that. Suggestions have been made from many sources to consider a moratorium, the Board asked that the resolution be prepared to help the public feel more at ease that this process is not being done in haste. The petition would not be considered any further and a review of the comprehensive plan would start, which is why the resolution was prepared.

Supervisor Ciferri asked the public if they had any questions.

Bette Midler asked if the petitioner has withdrawn his petition, is this the end of it or are you going forward with reviewing the comprehensive plan? Supervisor Ciferri said we are reviewing the Comprehensive Plan as it pertains to hospitality, as it's not something we currently have in our code so we will be assembling a committee to look into that. Ms. Midler said the town Comprehensive Plan has nothing in it for hospitality, so you want to insert something in the plan regarding policy? Possibly, yes.

John Penn asked if the town is very specifically responding to this specific application and now considering amendments to our town comprehensive plan, specifically for Janet's Farm. The Board deferred the question to Attorney Battistoni. Mr. Battistoni advised that the petition has been withdrawn so there's no longer a pending petition. The petition did raise issues for the town and town is going to create a committee to look at the comprehensive plan. I would hope next month I will have a resolution that will create that committee and give it a charge. I should have a resolution that would introduce a local law to establish a moratorium.

John Lyons said he may have missed it but I don't think the resolution was moved with a second before the vote. Mr. Battistoni said he will ask the Town Clerk to ask a Town Board member to vote retroactively, the adoption of that resolution, and ask another town board to second that. Mr. Lyons asked should the resolution contain a direction to notify the agencies that have been circulated to that the petition is withdrawn and the town board redo this matter is halted. Mr. Battistoni said we will notify all of the involved and interested agencies who had received circulation in the first place.

A motion was made by Councilman Audia and seconded by Councilman Turletes to adopt the following Resolution:

## RESOLUTION TO REVIEW COMPREHENSIVE PLAN

**WHEREAS**, by cover letter dated February 18, 2021, Janet's Farm LLC submitted a Petition and supporting documents to the Town Board of the Town of Washington seeking a zoning amendment and the creation of an overlay district which would permit a proposed mixed-use at properties identified as follows (herein, the "Properties"):

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1.26 acres; and

**WHEREAS**, the Town Board accepted the Petition and adopted a Resolution which classified the action as a Type I action, declared the Town Board's intent to serve as lead agency and authorized the circulation of the Petition and supporting papers to involved agencies and various interested agencies; and

**WHEREAS**, there has been significant public opposition to the Petition, both in terms of the proposed creation of an Overlay District and in terms of the proposed mixed-use of the Properties; and

**WHEREAS**, the Town Board has been advised that a Petition of this nature would require an amendment to the Town's Comprehensive Plan, that such amendment involves significant public input and at least two public hearings, a process that would take several months; and

**WHEREAS**, suggestions have been made that the Town Board consider a moratorium related to hospitality uses as proposed by the Petition; and

**WHEREAS**, the Town Board has been advised that the initial review and continued review of a petition of this nature is a discretionary matter for the Town Board;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Town Board hereby determines that a review of the Comprehensive Plan in relation to hospitality uses and mixed uses should begin

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**RESOLVED**, that the Town Board thus will not further review the Petition and supporting documents filed by Janet's Farm LLC; and be it further

**RESOLVED**, that the Town Board will create a committee and provide a charge for that committee in reference to reviewing whether the Comprehensive Plan should be amended as indicated and making a recommendation to the Town Board in that regard; and be it further

**RESOLVED**, that the attorney for the Town of Washington is directed to prepare a proposal for a moratorium in relation to the issues identified in this Resolution.

The foregoing Resolution was duly put to a vote which resulted as follows:

Supervisor Ciferri     Aye  
Councilman Turlletes Aye  
Councilman Audia     Aye  
Councilman Murphy    Aye  
Councilman Rochfort  Aye

Leslie Heaney asked what the process will look like and want to make sure there's representation of those that want to retain our comprehensive plan, as is. We'd like to know how many people will be on the committee and what kind of representations you intend to have from the community. Supervisor Ciferri said this resolution was completed today so we haven't had the chance to discuss this. Within the next couple of weeks, we will be doing that amongst ourselves and choosing people that we think are perhaps some good suggestions from the public who might want to serve on this committee. We don't want it to be too large. As of right now we haven't thought about who we're going to be putting on. That'll be done within the next couple of weeks.

Marco Bellin asked why is the plan being revised. Is it because of the Janet Farm proposal? Attorney Battistoni said the town board received comments from many people that indicated the Comprehensive Plan should be reviewed in this regard, and so the town wants to have that review occur.

Town Clerk Alex said anyone wishing to serve on the committee should send an email to [malex@washingtonny.org](mailto:malex@washingtonny.org) with Comp Plan Committee in the remarks.

Mr. Lyons asked when the next Town Board meeting is and how far in advance of the meeting will the charge and the proposed moratorium be available to the public. Mr. Battistoni said the next meeting is May 13th. I would try to have the resolution a week before so May 6th.

Supervisor Ciferri advised that the Town has received a petition submitted by Courtney and David Albert and signed by a number of neighbors on Killlearn Road requesting that the

Town Board consider a renovation of Killearn Road due to the seasonal mud, causing the road to be impassable for a certain time period each year. Supervisor Ciferri said that we've talked about this for many years, at this point my thought is that we prepare a Request for Proposal for an Engineering firm. Due to the scope of the project and because it's been repaired for so many years. We really need someone in there that's going to be able to tell us the proper way to fix this road.

Councilman Murphy said your statement that we've done this for so many years, would it be possible for us to justify as we move forward, even after an engineer looks at it, to take a look at the actual cost of maintaining that road has been over the last four or five springs. Councilman Murphy asked Attorney Battistoni now that we've been notified of this desire to perhaps do something serious with that road, which could include converting it to a hard surface, I know under certain circumstances, because you've been notified of the possible risks to safety, is there a timeline attached as to how quickly you have to respond and rectify the situation. Mr. Battistoni said that he didn't know the answer. He did read the letter and doesn't know if it is so much a statement putting the town on notice of a defective condition in terms of safety, as it was a request to have a review about improving the road. He continued that if the road is designated as a scenic road under the Town's Scenic Road Law, there is a procedure in the town code section 344 to either rescind the designation or to alter and improve a scenic road. The procedure for that is in section 344 so the town would have a couple of ways of going about this. The Supervisor suggested that an engineering firm should be retained to look at the road and begin to prepare some sort of scope of work and cost estimate.

Councilman Audia advised that during Supervisor Fussy Prisco's reign we didn't do an in-depth study of dirt roads but we did a bit of an informal study. There are several books on dirt roads that I read that Fussy wanted me to look into. The bottom-line issue always seems to be safety at certain points of the year and it's something I don't take lightly. I don't think the rest of the board should take lightly. We'll have to see what the engineer recommends and if there's a way we can do it to make everyone happy would be great. Right now, I would be all for it. All for being sure that we make this road and any other road we may have problems with very safe. I don't want someone's house to burn down or somebody have a heart attack and died because we couldn't get there in time. I will help in any way possible to resolve this. We've spent a lot of money on dirt roads and we continue to spend a lot of time and money on the dirt roads. I understand the scenic value of a dirt road and I don't know where safety comes in. Does safety come in last or does scenic come in last. We're going to have to look very hard on this question.

The Board agreed that there's been a lot of work done on Killearn Road. They agreed that safety is of the utmost importance. This February we were still having problems and that is what the Board is concerned about. Councilman Rochfort said we just want to get to the bottom of it and make a decision so that if indeed necessary, emergency vehicles can get up that road at any time during the year. My feeling is safety prevails. We should seek engineering advice and send out a Request for Proposal to see what we can do with it.

On a motion made by Councilman Rochfort and seconded by Councilman Turlletes the Board moved to advertise an REQUEST FOR PROPOSAL for an engineering firm to review the situation on Killearn Road. The vote was as follows:

Supervisor Ciferri Aye  
Councilman Turlletes Aye  
Councilman Audia Aye  
Councilman Murphy Aye  
Councilman Rochfort Aye

Supervisor Ciferri directed the Board to the proposed Town of Washington Investment Policy. The Board has all had a chance to review the policy provided by Bookkeeper Petrone and the notes from Attorney Battistoni. The Board agreed to review it annually at the Reorganizational meeting.

On a motion made by Councilman Turlletes and seconded by Councilman Murphy the Town Board adopted the following Investment Policy:

## **TOWN OF WASHINGTON INVESTMENT POLICY**

### **I. Scope.**

This investment policy applies to all moneys and other financial resources available for investment on its own behalf or on behalf of any other entity or individual.

### **II. Objectives.**

The primary objectives of the Town's investment activities are, in priority Order:

- A. To adequately safeguard principal;
- B. To conform to all applicable federal, state and other legal requirements;
- C. To provide sufficient liquidity to meet all operating requirements; and
- D. To obtain a reasonable rate of return.

### **III. Delegation of authority**

The Town Board's responsibility for administration of the investment program is delegated to the Town Supervisor, who shall provide the Town Board with periodic reports on the status of all investments undertaken in accordance with this policy. Proper accounting and other records required by statute and/or the Office of the State Comptroller shall be maintained and be available for examination.

### **IV. Exercise of prudence.**

A. All participants in the investment process shall seek to act responsibly as custodians of the public trust and shall avoid any transaction that might impair public confidence in the Town of Washington to govern effectively.

B. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudent discretion and intelligence exercise in the management of their own affairs, considering the safety of the principal as well as probable income to be derived.

C. All persons involved in the investment process shall refrain from personal business activity that could conflict with and/or impair their ability to make impartial investment decisions.

#### **V. Diversification.**

It is the policy of the Town of Washington to diversify its deposits and investments by financial institution, by investment instrument and by maturity scheduling, as it is deemed appropriate by the Town Supervisor.

#### **VI. Internal Controls.**

A. It is the policy of the Town of Washington for all monies collected by an officer or employee of the government to transfer those funds to the Town Supervisor within the time period specified by law.

B. The Town Supervisor is responsible to establishing and maintaining an internal control structure to provide reasonable, but not absolute, assurance that deposits and investments are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorization and recorded properly, and are managed in compliance with applicable laws and regulations.

#### **VII.. Designation of official depository.**

Bank of Millbrook is designated as the official bank for deposit of all monies received by all Town officers and employees and for the investment of Town funds by the Town Supervisor.

#### **VIII. Collateralizing of deposits.**

In accordance with the provisions of § 10 of the General Municipal Law, all deposits of the Town, including certificates of deposit and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured by a pledge of eligible securities with an aggregate market value or, as provided by General Municipal Law § 10, an amount equal to the aggregate amount of deposits from the categories designated in Appendix A of this policy.

## **IX. Safekeeping of collateralization.**

A. Eligible securities used for collateralizing deposits shall be held by Manufacturers and Traders Trust subject to security and custodial agreements.

B. The security agreement shall provide that such securities are being pledged to secure the Town's deposits together with agreed-upon interest, if any, and costs or expenses arising out of the collection of such deposits upon default. It shall also provide the conditions under which the securities may be sold, presented for payment, substituted or released and the events which will enable the Town to exercise its rights against the pledged securities. In the event that the securities are not registered or inscribed in the name of the Town, such securities shall be delivered in a form suitable for transfer or with an assignment in blank to the Town of Washington or its custodial bank.

C. The custodial agreement shall provide that securities held by the bank or trust company or agent of and custodian for the Town will be kept separate and apart from the general assets of the custodial bank or trust company and will not in any circumstances be commingled with or become a part of the backing for any other deposits or other liabilities. The agreement should also describe that the custodian shall confirm the receipt, substitution or release of the securities. The agreement shall provide for the frequency of revaluation of eligible securities and for the substitution of securities when a change in the rating of a security may cause ineligibility. Such agreement shall include all provisions necessary to provide the Town with a perfected interest in the securities.

## **X. Authorized types of investment.**

A. As authorized by § 11 of the General Municipal Law, the Town Board authorizes the Town Supervisor to invest moneys not required for immediate expenditure for terms not to exceed its projected cash flow needs in the following types of investments:

(1) Special time deposit accounts.

(2) Certificates of deposit.

(3) Interest bearing checking accounts.

(4) Obligations of the United States of America

(5) Obligations of the State of New York.

(6) Obligations of this local government, but only with any moneys in a reserve fund established pursuant to General Municipal Law provisions governing a legally established reserve fund.

B. All investment obligations shall be payable or redeemable at the option of the Town within such times as either the proceeds will be needed to meet expenditures for the purposes for which the moneys were provided or, if purchased with the proceeds of bonds or notes, within two years of the date of such purchase.

#### **XI. Authorized financial institutions.**

The Town Board shall stipulate, by Board resolution, the banks that the Town Supervisor is authorized to deposit and invest Town funds within. Banks shall provide their most recent consolidated report of condition (call report) at the request of the Town. The Town Supervisor is responsible for evaluating the financial position and maintaining a list of proposed depositories and custodians. Such listing shall be evaluated at least annually.

#### **XII. Purchase of investments.**

A. The Town Supervisor is authorized to contract directly for the purchase of investments and/or the deposit of Town moneys in interest bearing checking or saving accounts.

B. All passbooks shall be retained in the custody of the Town Supervisor. All other investment obligations, unless registered or inscribed in the name of the Town, shall be purchased through, delivered to and held in the custody of a bank or trust company. Such obligations shall be purchased, sold or presented for redemption or payment by such bank or trust company only in accordance with prior written authorization from the individual authorized to make such deposit or investment. All such transactions shall be confirmed in writing to the Town by the bank or trust company.

C. Any obligation held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement as described in § 10 of the General Municipal Law. The agreement shall provide that securities held by the bank or trust company, as agent of and custodian for the Town, will be kept separate and apart from the general assets of the custodial bank or trust company and will not under any circumstances be commingled with or become part of the backing for any other deposits or other liabilities. The agreement shall describe how the custodian shall confirm the receipt and release of the securities and include all provisions necessary to provide the Town with a perfected interest in all securities.

#### **XII. Repurchase agreements and certificates of purchase**

Under no circumstances is the Town Supervisor authorized to enter an investment in repurchase agreements or the issuance of certificates of purchase without prior approval of the Town Board.

#### **XIII. Annual review**

The Plan shall be reviewed annually by the Town Board at the Reorganization Meeting.

The vote was as follows:

Supervisor Ciferri     Aye  
Councilman Turlletes Aye  
Councilman Audia     Aye  
Councilman Murphy   Aye  
Councilman Rochfort Aye

Supervisor Ciferri notified the Board that Tim Marshall has resigned from the Conservation Advisory Commission. He will send a letter to Tim thanking him for his years of service.

Supervisor Ciferri said that a request for applicants for the Conservation Advisory Council has been posted to the Town website and sent out via the Town newsletter system. A few people have already responded and interviews will be scheduled in May.

Councilman Rochfort read the Highway Department report:

On March 22nd we were able to start grading roads. After meeting about the Eastern Dutchess Road Runner's Club Marathon, we made the decision to begin with the roads that would be used during the marathon: Fowler, Canoe Hill, Kennels and Andrew Haight. The regular schedule has resumed from there.

There will be a June date to blacktop Verbank Road and an August date to apply chip seal.

Winter watch is now over and the crew is working nine hours on Monday - Thursday and four hours on Friday.

Highway Superintendent will be meeting with representatives from the State DOT and Callanan to try and have the entrances to Canoe Hill Road and Shady Dell Road blacktopped since both roads are on the route they are paving.

Bookkeeper Petrone provided her report to the Board. There is a request for a budget adjustment to transfer one of the councilmen's salary to the Summer Camp line. Due to the allowance for summer camp on a reduced number of participants, the camp fee will not cover all camp expenses including the salary for the arts director and special programs director. Councilman Audia has offered up his salary to cover these expenses.

This week there has been a problem with the KVS software during their migration of information from one server to another. At this time the town cannot add or save anything to the program. The vouchers may be delayed. They have been working on it for several days. The expense and control reports and the supervisor's report will be sent to you.

The Annual Financial Report has been sent to the Office of the State Comptroller and a confirmation of receipt has been received. Mrs. Petrone said she started researching a Fund Balance Policy and will have information to the Board before the next meeting.

On a motion made by Councilman Turletes and seconded by Councilman Rochfort, the Board approved the following budget transfers:

<b>Account</b>	<b>Account Name</b>	<b>Adjustment</b>
A.1010.0100	Town Board PS - B. Audia's salary	-\$4,777.14
A.1010.0800	Town Board SS line	-\$365.45
A.7310.0411	Summer Camp	\$4,777.14
A.7310.0800	Recreation SS line	\$365.45

The vote was as follows:

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

The Board thanked Councilman Audia for his thoughtful contribution to the recreation program.

Town Clerk Alex provided her monthly report. The Town will receive \$6,010.00 for penalty funds paid during the month of March and \$1,200,000.00 will be paid to Dutchess County Commissioner of Finance. The Town will receive \$4,562.51 from the Town Clerk account for revenue received through Town Clerk activities. A good amount of time is being spent answering FOIL requests related to the Janet's Farm submission. Updates to the town website are a priority, and we continue to provide information to make it as user friendly as possible. Updating of town applications is underway. Applications for the Zoning Board of Appeals are almost complete and then the Building Department forms will be next. The Assessor reported that all of their data needs to be reported to Dutchess County by April 15th. The Village will see an increase in assessed values of approximately 1,900,000. An update to the town assessed values will follow.

Councilman Turletes noted that the Town was notified that additional fencing is required at certain areas of the Town Park. Recreation Director received the following quotes:

Pawling Fence Co.   \$17,096.00  
Keenan & Di Nofrio   \$22,000.00  
Adam's Fence – cannot install before season opening  
Millbrook Fence – call not returned

Councilman Audia said the fence was installed well over twenty years ago. It doesn't meet today's codes so we are updating fenced areas.

On a motion made by Councilman Turletes and seconded by Councilman Rochfort, the Town accepted the bid of \$17,096.00 from Pawling Fence Company to repair and install a fence at the Town Park. The vote was as follows:

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

Recreation Director Edson provided information to the Town Board about hosting a pop-up vaccination site at the Town Park. Councilman Turletes explained that it is under the jurisdiction of the Board of Health. The town would be providing the setting. In addition to a vaccination, they would offer Covid testing. Councilman Murphy agreed that the park would be ideal.

On a motion made by Councilman Audia and seconded by Councilman Turletes, the Board authorized Recreation Director Edson to coordinate a Covid 19 Vaccination Pop Up to be held at the Town Park. The vote was as follows:

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

Councilman Turletes provided the Recreation Commission report. Nathan Osborne is undertaking an Eagle Scout project at the Town Park. He will be working on the mini-golf area replacing the obstacles, pulling out the old landscaping and replacing the grass carpet.

Clean up of the park has started and in the first week of May, Tim Race will be taking care of the filter bed.

Ongoing programs include girls and boys basketball clinics and lacrosse programs, two different toddler programs. There will be a Community Yard Sale on May 15th. The Millbrook Marathon occurred this past weekend and from all accounts it was successful.

Councilman Audia advised he provided some detailed photos of the house at the Transfer Station that is to be removed. The photos were sent to some abatement companies to get a ballpark figure of the cost to abate the structure.

Councilman Audia noted that the bids for generators at the Town Hall and Highway garage are due in May. We'll take a look at those at the next Town Board meeting. He is also working on affordable filtration systems for the pool.

Councilman Murphy suggested that as an increasing number of people become vaccinated and the weather improves, we want to remind people to shop locally, get out to our restaurants and get back on Franklin Avenue. Really start to revitalize the businesses down there. He also mentioned sending a letter to the fire department and congratulate all of the new officers that were just elected in the last month.

Councilman Murphy reported that a recent staff meeting which included building and zoning was positive as a well vocalized meeting to discuss some difficulties. We had some good resolutions, had some questions answered and are developing some reports. Attorney Battistoni was there to answer some legal questions. It was a beneficial meeting and James has some good notes. We were able to discuss some enforcement questions and how to proceed on some areas of concern.

Councilman Rochfort reported on the Zoning Board of Appeals meeting. The meeting opened with discussions on the gas station in Mabbettsville. The new sign does not meet the size of the original approved sign. The owners are seeking a variance for the light and there were discussions as to whether the sign is LED or Neon. A public hearing took place with one member of the public opposed to grant a variance. Zoning Board approval could not take place as the need to wait for comments from Dutchess County Planning has to happen. It was tabled until the next meeting.

The next item was to consent or not to allow the Town Board to be lead agency regarding the environmental review for the Janet Farms proposal. Various concerns were discussed with the Zoning Board agreeing that they needed more information regarding the proposal and therefore all voted no on allowing the Town Board to be lead agency.

The Planning Board met on March 30th. The meeting opened with discussions on a proposal for a wildlife habitat on property at 133 Woodstock Road. it was recommended to have a site visit for Planning and Zoning Board members. The property owners would like to create a pond. The material removal from the path for the pond creation would be over 100,000 pounds over the course of a year, therefore this is considered mining and therefore it was referred to the Zoning Board with positive recommendations from the Planning Board.

The second item was the Planning Board voted to serve as lead agency for SEQRA review for Janet Farm property proposal.

The Planning Board meeting on the 6th of April, first item on the agenda was the Dabs property on Hammond Hill Road, lot line adjustment, which would allow one to have an additional pool house structure. There were no public comments. The lot line and pool house were approved.

The second item was the application for Five Acre Farm on the Shunpike Rd. A discussion took place on the applicant's request to have a school for enrichment and college

preparation. Attorney Battistoni will review a letter submitted from the property owners' attorney and will respond prior to the next meeting. A public hearing is scheduled on May 4.

Supervisor Ciferri opened the meeting to public comments. No comments were offered.

On a motion made by Councilman Turletes and seconded by Councilman Murphy the following claims were accepted as presented:

A Fund \$215,400.85  
B Fund \$ 2,001.78  
DB Fund \$7,584.68  
Escrow \$3,304.50  
**TOTAL \$228,291.81**

A Fund \$3,708.44  
B Fund \$80.00  
DB \$44,185.73  
**TOTAL \$47,974.17**

The vote was as follows:

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

There being no other business, on a motion made by Councilman Turletes and seconded by Councilman Rochfort, the meeting was closed at 7:25 PM. The vote was as follows:

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

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Mary Alex, Town Clerk