

STATE OF NEW YORK)
COUNTY OF ULSTER)ss.:

MOHONK PRESERVE, INC.
CERTIFICATE OF APPROPRIATENESS
HISTORIC PRESERVATION COMMISSION

AFFIDAVIT OF MAILING AND NOTICES

ELLEN STICKER, being duly sworn, deposes and says:

1.) I am the Executive Projects Manager for Mohonk Preserve, Inc. with a mailing address of PO Box 715, New Paltz, New York, 12561 and I am one of the staff members representing Mohonk Preserve, Inc. in the pending Application for a Certificate of Appropriateness for the Mohonk Preserve Foothills Project, as now pending before the Town of New Paltz Planning Board.

2.) On January 4, 2016, in accordance with authorization by the Town of New Paltz Historic Preservation Commission and pursuant to the Town of New Paltz Code provision Section 140-150, your affiant served a true copy of the Public Hearing Notice for the January 20, 2016, Town of New Paltz Historic Preservation Commission Public Hearing upon said Application, by mailing the same in a sealed envelope with postage prepaid thereon in an official depository of the U.S. Postal Service within the State of New York addressed to the persons/agencies as set forth below:

A.) To all noticees as required pursuant to the "Neighbor Notification Provision" of Section 140-150 of the Town of New Paltz Code [Exhibit "A"].

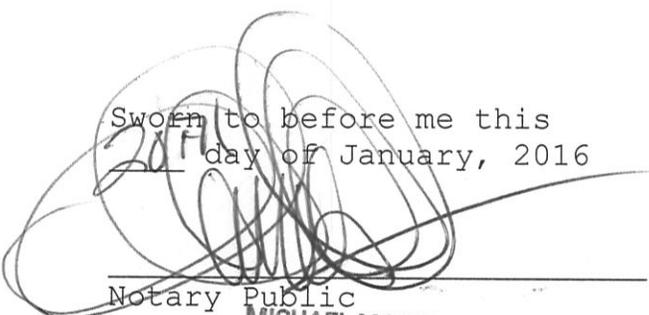
3.) Mohonk Preserve, Inc. employees posted the "Pink Signs" as required by the Neighbor Notification Provision aforesaid at all requisite roadway locations on January 4, 2016 and January 5, 2016 [Exhibit "B"].

4.) I am further attesting to the mailings aforesaid by way of duly executed Town of New Paltz Affidavit of Mailing [Exhibit "C"].

5.) A copy of the Notice of Public Hearing, as aforesaid, is provided herewith [Exhibit "D"].


ELLEN STICKER

Sworn to before me this
20th day of January, 2016


Notary Public

MICHAEL MORIELLO
Notary Public, State of New York
Resident In And For Ulster County
Commission Expires Dec. 28, 1920 28

EXHIBIT "A"

Code of the Town of New Paltz
"Neighbor Notification Provision"
Chapter 140 Zoning
Section 140-150 – Public Notice and Hearing (excerpt)

Section 4. Local Law

Chapter 140, "Zoning," of the Code of the Town of New Paltz is hereby amended to add a new Article XVI, entitled "Public Hearings" to read as follows:

Section 140-150. Public notice and hearing.

A. Whenever this chapter requires that the Town Board, Planning Board, Zoning Board of Appeals or the Historic Preservation Commission conduct a public hearing on a matter before it, notice of such public hearing shall be given in accordance with all applicable laws and regulations, including the following requirements:

(1) Notice of public hearing and publication. The board shall set the date and time of the public hearing by resolution and direct the secretary of the board to prepare a notice of hearing, including, at minimum, the date, time and place of the hearing; the substance of the action or approval sought from such board, including any change in the nature of permitted uses or density that would result from adoption of a proposed zoning amendment; and the place where copies of the application and supporting documents may be examined by the public, and cause such notice to be:

- (a) published in an official newspaper of the Town of New Paltz not less than five (5) calendar days prior to the date of such hearing, unless SEQRA requires the notice to be published fourteen (14) date prior to the date of hearing;
- (b) provided to the applicant, Planning Board, Zoning Board of Appeals, Historic Preservation Commission, Building Department and Town Board on or before the date of publication; and
- (c) provided to any other municipality, county, regional, state or federal agency in the manner prescribed by applicable law.

(2) Mailing to adjoining owners. In addition to such published notice, the applicant shall mail notice of the hearing, at least ten (10) calendar days prior to the date of the hearing, unless fourteen (14) days notice is required by SEQRA, to the owners of all real property that is contiguous with the boundaries of the plot, piece or parcel of land to which the appeal or application applies and to all other owners of real property within five hundred feet (500') of such boundaries. The board conducting the hearing may also require that notice be mailed to owners, occupants or others within such additional distance as it deems reasonable and necessary under the circumstances. In the case of land subject to a declaration of condominium or homeowners association, notice may be mailed to the office of the association.

(3) Addresses of adjoining owners. The board holding the hearing shall request that the Office of the Assessor of the Town promptly provide the applicant with a list of the names and addresses of the owners, as shown on the last completed assessment roll of the Town, to whom notice shall be mailed.

(4) Mailing by applicant. Such notice shall be mailed by the applicant, at its sole cost and expense, by depositing a true copy of such notice in a post-paid properly addressed envelope, in a post office or other official depository under the exclusive care and custody of the United States Postal Service within the State of New York. The applicant shall, at or prior to the date of the public hearing, file with the secretary of the board an affidavit of mailing, as proof of compliance with the foregoing notification procedure.

(5) Continued hearings. When a hearing has been continued, the board holding the hearing may require that notice of a continued hearing date be remailed where circumstances warrant, such as a hearing date that has been repeatedly adjourned or adjourned to a future date such that those interested in the application would benefit from the additional notice, or the board receives plans with significant changes or new information bearing on the application

(6) Property signage for zoning amendments. In the case where an amendment of the zoning map or zoning law of the Town of New Paltz has been initiated by a property owner or applicant, at least fifteen (15) days prior to the initial hearing on such amendment the owner or applicant shall post a sign giving notice of the public hearing within twenty-five (25) feet of each property line having frontage on a road or highway, including the road or highway providing access to the property, so that it is clearly visible to the public from such road or highway. The size of the sign and text shall be approved by the Town Board or such Town official as the Board may designate, and the notice shall include a statement that an application to change the zoning classification or regulations affecting the property has been made and such other information as the Town Board may require. The applicant shall submit a photograph and affidavit, or other satisfactory evidence, at the public hearing that the required signage was duly erected and maintained in good condition until the hearing, and shall ensure that the sign is maintained until after the hearing is closed or the application is withdrawn, whichever occurs first. It shall be a violation of this chapter for any person, except the applicant or duly authorized Town official, to remove, deface or tamper with duly erected signage during the period it is required to maintain by this section.

(7) Property Signage for Planning Board and ZBA Hearings. The Planning Board and Zoning Board of Appeals shall require that signage be erected in accordance with the provisions above whenever a public hearing on a site plan, subdivision plan, special use permit or variance application is required, except that the board with jurisdiction over such hearing may waive the requirement that signage be erected when it finds that the benefit of notice would be disproportionate to the cost imposed on the applicant. In such case, a waiver shall be granted by a favorable vote of a majority of its members plus one, and the board shall set forth the basis on which it determined the waiver appropriate.

(8) Substantial compliance. Provided that notice shall have been published as above set forth and that there shall have otherwise been substantial compliance by the applicant with the provisions above, the failure to give notice in exact conformance herewith shall not be deemed to invalidate action taken by the board holding a public hearing in connection with any appeal or application.

(9) Any proposed zoning amendment introduced by the Town Board and of Town-wide or district-wide effect shall not be subject to this section except for the publication of notice. However, nothing in this law shall prohibit the Town Board from determining on a case-by-case basis to provide additional notice of any such zoning amendment.

HPC Notification Signs (1/4/16 and 1/5/16)

Sign One



(HPC_011) Sign on pole # 4976 at the end of Hasbrouck House driveway



(HPC_012) End of Hasbrouck House driveway connecting to 299

Sign Two



(HPC_021) Along 299 between pole # 93972 and a 24" culvert close to Gatehouse Road



(HPC_022) Looking at the intersection of 299 and Gatehouse Road

Sign Three



(HPC_031) At the intersection of Gatehouse and White Oaks Lane



(HPC_032)

Sign Four

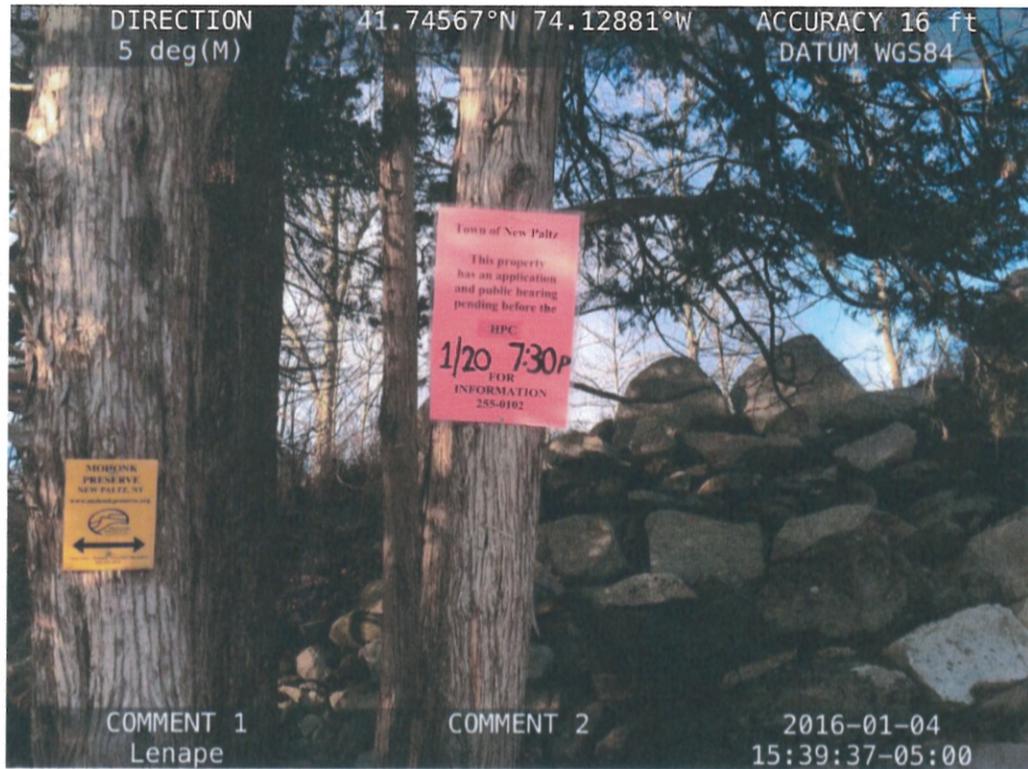


(HPC_041) Close to the intersection of Gatehouse Road and Woodlot Road



(HPC_042)

Sign Five



(HPC_051) Close to Lenape Lane Bridge



(HPC_052) Butternville Road and Lenape Lane Bridge

Sign Six



(HPC_061) On Butternut Road between Pine Road and property corner



(HPC_062) On Butternut Road between pole #28788 and pole #28786

Sign Seven



(HPC_071) Pine Road side of White Oak Path



(HPC_072)

Sign Eight



(HPC_081) Pine Road Trailhead (Duck Pond Road)



(HPC_082) Duck Pond Road

EXHIBIT "D"

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE TOWN OF NEW PALTZ HISTORIC PRESERVATION COMMISSION, TOWN OF NEW PALTZ, COUNTY OF ULSTER AT THE TOWN COMMUNITY CENTER, ROUTE 32 NORTH ON:

DATE: 1/20/2016

TIME: 7:30 PM or as soon thereafter as the matter can be heard.

FOR THE PURPOSE OF reviewing the Certificate of Appropriateness Application submitted by Mohonk Preserve Inc. for Site Plan Improvements to the Mohonk Testimonial Gateway Property (aka Foothills Project), a Locally Designated Historic Landmark, located on Gate House Road in New Paltz pursuant to Zoning Article XIV 140-122 of the New Paltz Code.

The above-described project has been classified as a Type 1 Action pursuant to the State Environmental Quality Review Act.

A copy of the completed CoA application and associated materials will be available for inspection at the Town Clerks office beginning 1/7/2016. On 1/20/2016 at 7:30 p.m., or as soon thereafter as the matter can be heard, the public hearing will be opened and the Historic Preservation Commission will accept comments from all interested members of the public. The public hearing may be closed or continued at the Historic Preservation Commission discretion.

The Town of New Paltz will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk. All interested parties are invited to attend.

ALL PARTIES FOR OR AGAINST SAID SUBJECT WILL BE GIVEN AN OPPORTUNITY TO BE HEARD IN RESPECT TO THIS DESIGNATION NOMINATION.

John Orfitelli
Chair, Town of New Paltz Historic Preservation Commission