

**New Paltz Joint Meeting – Planning and Town Boards,
Town Board Meeting
April 24, 2008**

Present for Town: David Lewis, Ken Wishnick, Jane Ann Williams, Toni Hokanson,
Planning Board: George Rodenhausen, Jane Daly, Attorney for Project, Dan Weinstein, Developer – application for PUD on Paradies Lane/ Rt 299

DEIS – George Rodenhausen – rec preliminary draft - - George Rodenhausen and Dave Clouser referred comments to Planning Board and Jane Daly. May 29th meeting of Planning Board – determination of completeness could be made.

Paul – Planning Board has to do determination of completeness. Distribute flow chart – PUD procedural overview. Public Hearing could happen after July and may be more than one night. On May 29th check completeness, planning and parking. Town Board has responsibility for community benefits.

Visual Assessment – Jane review DEIS – 1 volume is narrative other is appendices. Daves’ comments from first draft being incorporated. Visual Assessment will be in new binder. Four balloons were floated from the proposed site. No negative impact as result of visual assessment. Jane reviewed “floor plans” of project.

Supervisor Hokanson indicated PUD requires public benefits accepted by town board and must include affordable housing unless waived by Town Board – not to exceed 30% of income – 80% of Ulster County median income. 15 year limit – can it be increased to 30 years? Upgrade to Water and Sewer system.

Supervisor Hokanson: benefits include a water line to South Ohioville; starter payment – fund balance for future water and sewer repairs. Challenge – indoor recreation in the way of a bowling alley.

Dan Weinstein (developer) looking at community benefits-- have offered numerous avenues of helping community based on size. Cannot solve all of New Paltz’s problems – needs to be financially sound and stable – balancing act has to happen.

Councilman Wishnick: says he understands; reasonableness prevails. Obligation is on us to continue brainstorming and find reasonableness and agree on what is best.

Jane requested to be put on another Town Board agenda for community benefits.

Supervisor Hokanson suggested it not be during a regular town board meeting.

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At 7:58 p.m. the Town Board meeting opened with the Pledge of Allegiance

Agenda: additions: request for tool; request for grant writing service for CWOSP, removing audit recommendation; add to old business – 2008 chevrolet truck for the Highway Department, and Town Clerk’s addition of training attendance of Planning Board committee members. Supervisor Hokanson made a motion to accept the agenda as amended. Seconded by Councilwoman Williams, all aye votes cast, motion carried.

Public Input

Hector Rodriguez, Village resident, voicing support to HVME, said it would be of real benefit to have them back in Ulster County; Jill has done an excellent job with very little money and very little support. The Environmental Committee of the Ulster County Legislature is supportive.

David Lent, Town resident, representing himself, read aloud a letter regarding the Municipal Space Committee. He was appointed as co-chair one year ago to the committee to review and address the needs of the town for additional space and immediate attention to police department. Alfandre associates. All problems at Police Department conveyed to Town Board by Police Department.

Dave Porter, Town resident, follow-up to last week’s letter regarding Rivendell – it requests Town Board to write letter to Farmland Protection Board. It does not decide the fate of the winery. Letter would have Town Board on record saying we retain home rule power to decide what is appropriate at that location – very important power to retain.

Mark Portier, Village resident, and Trustee, is offering thanks to Don Kerr, who will stop providing cable coverage of public access channel 23 after two years of volunteer service. Village finalized budget; a line is going to provide funding for PATV coordinator. Town will be approached by committee; they are pushing to obtain a coordinator. Recently purchased video controller which is sitting upstairs, let us get system running. Continue support to Public Access to be in New Paltz.

Joe Pereira, Town resident, spoke regarding Dave Lent’s letter – this is nothing new; you need to do something with the Police Department. Have the Board look at a better building.

Dan Guenther, Town resident and farmer, started 3 farms in region and helped several others to get started. He feels Rivendell’s desire to shift to New Paltz is important enough to get him out of the field to come in and speak; recognizes what a farm is and isn’t after 15 years of farming. What is being

proposed is definitely commercial – the location for the proposal is the last place in New Paltz we want to have something commercial.

Paul Brown, Town resident and Planning Board Chair: read aloud a letter urging the Town Board to begin immediate search for a full-time assessor for the Town of New Paltz. Plattekill offered Mike Dunham a full time position, at \$40,000. The 35 square mile town of New Paltz (4238 tax parcels), and 12,830 residents assessed value: 1 Billion 628,900,000...twice that of Plattekill chose not to hire a fulltime assessor. Appointee Samuel Heller resigned after five weeks. Selection and interview process was flawed. Fifteen of 20 Ulster Towns have full-time assessors. Now is the time for the Town Board to advertise, interview and select a professional assessor, which also serves the Village. Town Board currently PUD proposal will add to tax rolls. More big projects coming up in the Village and Town—serve as justification for hiring a fulltime assessor.

Harry Ellis, Town resident, read a letter at last week's meeting opposing the building of Rivendell Winery. Urged Board to support ZBA and oppose winery proposal. Hopefully that can be brought to the Ag Council for their May 13th meeting.

John Johnson, Town resident, is in total agreement for a full time assessor, praising Michael Dunham. Here tonight to urge the Board to send a letter to Farmland Protection Board regarding opposition to Rivendell going into Ag District; it is anything but a farm. Over last 10 years operated in Gardner; leased 50acress and don't grow own grapes. New location on Albany Post Road and Route 299 is a four acre lot total. Previous owner subdivided for several homes and put various restrictions on property, including no further subdivision. As for being added to agriculture district to have protection of Ags and Markets and the right to farm laws. A&M will supercede any local municipalities' actions or decisions. Rivendell does not grow grapes, they get prebottled wine and slap their label on. He was told by Robert Ransom that in order to be a winery, after the winery inspector comes around, is one barrel of wine, and it doesn't need to be good wine. Proposing of ½ acre of grapes in front with plans to grow native grapes hardy to this area but do not make a good tasting wine. Feels the grapes are there for window treatment. Under farm winery license a developer can add restaurant, serve beer, B&B, live music, events. Their site plan is pretty staggering –calls for approx. 90 parking spots. They're trying to convince people they plan to lease neighboring land to grow additional grapes. After 10 years of leasing 50 acres elsewhere they are not growing grapes. Urges Town Board to send a letter to the Farmland Protection Board. If they get included into the Ag District, there is very little this town will be able to do little to stop them from having a catering hall and making a mess of that corner.

Everette Payne, Town resident, said there is nothing worse than people distorting facts – Ransom brothers lost everything in Gardiner in a freeze 20 years ago; it is dumb to fight this proposal without telling the truth. We are going to lose and pay dearly to Ransom Brothers and his wife.

Agenda Items:

..HVME – Jill and Supervisor Hokanson have been working on a lease and a business plan. Proposed budget submitted to Board with expenses and revenues; \$12,000, recovered over 15 month period at \$800 per month lease; Lease amended by Attorney Moriello. Town recouping costs by securing a price for trailers secured at \$500. New trailer needed for tires, one will be donated by same recycling center. Rich Rubin appeared as former President of Board of Directors; since 1995 he has left and came back. The site of Stewart Airport was lost due to progress; Town of New Paltz should not bear brunt of costs – it's all about conservation. DEC will underwrite half of this cost. Collaborate with us to make this happen. Councilman Lewis asked if the property zoned for this use Supervisor Hokanson responded municipal property is exempt from zoning. Safety standards have to be met – haven't taken plan to them yet. It will be addressed on the April 30th meeting. Town can agree to agree without signing until satisfied by Stacy Delarede, the Building Inspector. Jill said a decision has to be made by next week. Councilman Wishnick: Town allowed you to temporarily bring material; authorized up to \$5000 in legal help, agreeing to work out something on liability; grading and snowplowing plan – we're being asked to act like a bank- it's a bank loan to a non-profit. That's a policy issue to be carefully thought through.

Jill: look at it as an investment. Town will be having an immediate benefit; not going to be incurring additional expenses. To be addressed at 6:30 p.m. next Wednesday.

..RFP for Comprehensive Plan update: is amendable, calling for a meeting. Councilman Wishnick moved that the Board proceed with RFP solicitation. Seconded by Councilwoman Williams, all aye votes cast, motion carried.

Graves/Morris Request for reimbursement: Attorney reviewed questions from last week's meeting. He said to ask the insurance company why they are not covering it. Supervisor Hokanson spoke to the plow driver, he said he would have known if he had hit the pole – she believes he is truthful, she wouldn't say that about all drivers. Has the Town insurance company talked to Graves? No.

Phil Johnson, Highway Superintendent, indicated the foreman called him when the firemen were called. There was no sign of a truck going off the road too far. Ground wire is the size of a pencil - really shouldn't run down inside of a pole—could have been anything

Councilman Wishnick: reviewed everything; we should take a little bit of time to digest ourselves to make a decision next week. Councilman Lewis asked if the Board can and should expend community funds to compensate a homeowner without proof that we are really liable for it? Eileen Graves responded that the Board should look at the physical evidence – requests the Board communicate with their lawyer to resubmit to the insurance company. Physical evidence is there. Councilman Wishnick will look during the week.

Councilman Lewis asking Phil Johnson about road repairs – construction-Supervisor Hokanson not on agenda, need to stick to the agenda.

..2008 chevy pick up truck: Councilman Wishnick: question of '08 truck eligible for reimbursement under CHIPS and capital improvement and use of truck. Helpful for Phil to share why truck is needed. Two pickups delivered to Town Hall for review by Board members: Need: 81 chevy and 85 GMC Bill Mertine, town mechanic. Phil wrote letter with phone number, nobody called. Supervisor Hokanson: why that truck: Not heavy to put a plow on it?

'04 Ff350 is foreman's truck. Bill explained crews going out to the job sites. Joe Pereira: truck bought without town approval. Go thru procedure. Councilman Wishnick: we all realize process to be followed was not exactly done. We all may have differing opinions as to what type of pickup truck is to be purchased. Dept head here, roads in good condition. Develop a plan for future budgets; if eligible for CHIPS we're fulfilling our function as a (town) council. Move ahead, and do what we need to keep truck. In September Phil should prioritize the list. At 9:55 p.m. Councilman Wishnick made a motion to approve the pickup. Seconded by Councilman Lewis. Discussion: Supervisor Hokanson: it is not of the kind the Highway needs. Councilwoman Williams felt it needs to be clarified if CHIPS is a slush fund, the best thing to do is move forward. Address in budget hearings in the Fall with property inventory, to disallow misuse of CHIPS fund. Three aye votes cast, with a no vote cast by Supervisor Hokanson, motion carried.

..Conferences & seminars: Supervisor Hokanson and police chief are authorized signators, as long as it's within the budget. Councilwoman Williams made a motion authorizing attendance and declaring the Town Board as lead agency and a Type 2 action. Seconded by Councilman Lewis, all aye votes cast, motion carried.

Request to use tools for Lenape Playground Committee (from Building and Grounds) contingent upon permission from Bob Leghorn and availability of the tools. Councilman Lewis moved. Motion seconded by Councilwoman Williams, all aye votes cast, motion carried.

CWOSP: Committee received a proposal for \$150. to write a grant application for one piece of farmland to go into State Farmland Protection grant program, which is due May 1st. Motion made by Councilman Wishnick. Seconded by Councilwoman Williams, all ayes vote cast, motion carried.

Municipal Space Request Regarding ASR property: Councilwoman Williams needs time to read the Alfandre paperwork received tonight for Municipal Space, along with other board members. Deadline reached for ASR property.

Councilman Wishnick: thought the Board should respectfully ask for an extension of tomorrow's deadline – adjourn this meeting to 9 a.m. on Monday.

Appointments: Press release sent to paper stating open positions; made appointments of carryover positions.

Prepays: Supervisor Hokanson made a motion authorizing herself to prepay voucher #86215 in the amount of \$10,895.59 to Ford Motor Credit for lease of police car. The car will be picked up on Friday; the money is in their budget. Seconded by Councilman Lewis, all ayes votes cast, motion carried.

At 10:12 p.m. Supervisor Hokanson made a motion to go into Executive Session for the purposes of hiring, firing, promotion, demotion, compensation of a particular individual or individuals. Seconded by Councilman Lewis, all aye votes cast, motion carried.

At 10:55 p.m. Councilwoman Williams made a motion to come out of Executive Session. Seconded by Councilman Lewis, all aye votes cast, motion carried.

At 10:56 p.m. Councilwoman Williams made a motion to continue at 9 a.m. on Monday. Seconded by Councilman Lewis, all aye votes cast, motion carried.

Agenda items for Monday, April 28th

Personnel 6-6:30 pm; Audit Recommendations; HVME; Rivendell Letter; Letter for Farm land

Respectfully submitted,

Marian Cappillino
Town Clerk