

Public Hearing-Moratorium on Dormitory Projects
Town Board Meeting
April 23, 2015
7:15 p.m.

Present: Supervisor Susan Zimet, Councilman Jeff Logan, Councilman Kevin Barry, Councilman Dan Torres.

At 7:20 p.m. a motion was made by Councilman Torres to open the Public Hearing on the proposed local law entitled, "Moratorium on Dormitory Projects." Seconded by Councilman Barry, all aye votes cast, motion carried.

Proposed Local Law entitled, "Moratorium on Dormitory Projects:

Draft law was laid upon the desks on the members of the Town Board on March 19, 2015.

The Notice of Public Hearing was posted on the Town Clerk's bulletin Board on April 10, 2015.

The Notice of Public Hearing was published on April 13, 2015, of which the affidavit of publication has been received and made part of the record.

The proposed law was referred to the Ulster County Planning Board on March 20, 2015 for GML Review with a response from the Board on April 2, 2015, deciding that the action has no county impact.

The proposed law was referred to the Town Planning Board on March 20, 2015, with a report from the Board on April 20, 2015 recommending approval.

Supervisor Zimet read aloud the following statement from Michael Calimano, Planning Board Chair:

"During the April 13, 2015 meeting of the Town of New Paltz Planning Board, it was unanimously agreed upon that the Planning Board supports the moratorium on dormitory projects that receive IDA benefits. The Board is fully aware of the impacts on Town services when there is a large increase in college students living in the Town and Village, and the need for taxable revenue to cover the costs of these services. The Planning Board will be working on changes to the Zoning Code to address this issue and will present the results to the Town Board in the fall."

Public Comment:

Fran Wishnick indicated that she is in favor of the proposed law.

Supervisor Zimet indicated that the Board would like to invite the College to meet with the Planning Board to help understand the best way to meet the college's student housing needs, but not at the expense of the tax payers. The Board would also like to invite the UCIDA so they can understand the impact of the Category 5 PILOTS on the community.

Upon review of the proposed law by the Ulster County Planning Board, it was determined that there is no County Impact.

At 7:25 p.m. a motion was made by Councilman Logan to close the public hearing but to accept written comments until Monday, May 4, 2015. Seconded by Councilman Torres, all aye votes cast, motion carried.

At 7:32 p.m. a motion was made by Councilman Barry to open the Town Board meeting with the pledge. Seconded by Councilman Logan, all aye votes cast, motion carried.

Public Comment:

Fran Wishnick discussed the Putt Corners Sewer Feasibility Study.

Ray Lunati commented on the replacement of the Carmine Liberta Bridge, and flooding. He also indicated that he was filing for the record, a petition from residents in the flood plain district that was never filed with the Town.

Announcements:

Supervisor Zimet indicated that the physical address of Town Hall is now 52 Clearwater Road, as per 911.

Councilman Logan indicated that there had been a meeting regarding the draft IMA with the Village, involving possible water sources at 101 Plains Road and the Plesser Property. Once the IMA has been approved by the Town and the Village, an IGA can be established between the Town and the DEP, and the Village and the DEP.

A Special meeting is tentatively scheduled for Thursday, April 30, 2015 at 7:30 p.m. to possibly adopt the draft IMA.

The Town is working on an application for a Microgrid that will include the Fire Department Station #2, Rescue Squad, potentially the DEC, Woodland Pond, the Police Station, and the High School. Another application would include the Sewage Treatment Plant, Village Hall, the Fire Department, the Wellness Center at the college, and the Middle School. This would allow all these facilities to remain in operation in case of an emergency situation.

Attorney George Lithco indicated that Wilmorite has filed a Notice of Appeal as a result of the ruling by the court to uphold the decision made by the Town Planning Board to deny its application. The suit against the IDA by the Town was considered moot based on the decision made by the court.

Dog Park Contract:

A motion was made by Councilman Logan to authorize the Supervisor to sign the contract with the amendments so noted. Seconded by Councilman Torres, all aye votes cast, motion carried.

Building Committee:

Committee members Dave Lent, Carol Roper and Josh Honig discussed some of the issues surrounding the relocation/construction of a new Town Hall/Government Center/EOC. The lack of parking appears to be the main problem at most of the sites that have been looked at. The committee's recommendation is to see if the land south of the old Town Hall property by Moriello Park, would be available for parking, which would require Village Board approval.

Supervisor Zimet indicated that she does not want to approach the Village about this until after the Village Election because it is unknown who will be on the Board.

There was a discussion about alternative sites and bringing in an architect to determine what can and cannot work on the old Town Hall site.

A motion was made by Councilman Torres to expend up to \$2,000 for Architect Joe Horowitz to do an assessment of what this property can hold. Seconded by Councilman Barry, all aye votes cast, motion carried.

County Fairgrounds Contract:

A motion was made by Councilman Torres to approve the contract. Seconded by Councilman Barry, all aye votes cast, motion carried.

Novella's Application for a Liquor License:

A motion was made by Councilman Logan that there was no objection by the Town Board to the application for renewal by Novella's Catering. Seconded by Councilman Barry, all aye votes cast, motion carried.

Rescue Squad:

A motion was made by Councilman Barry approving the amended contract and authorizing the Supervisor to pay the difference. Seconded by Councilman Torres, all aye votes cast, motion carried.

Flood Plain:

Councilman Barry indicated that the Town got a letter from Springtown Road residents in the flood plain, requesting the Town Board to consider making amendments to the law that would allow them to rebuild on their property after substantial damage. He will follow up.

Solid Waste Resolution:

Recycling Coordinator Laura Petite indicated that negotiations are still underway with the UCRRA.

Cell Tower Contract:

Supervisor Zimet indicated that Councilman Barry negotiated a new contract with Crown Castle, where the Town will receive a one-time payment of \$425,000 for the use of 1,600 square feet, and 20% revenue share for future co-locators on the property. A motion was made by Councilman Barry to authorize the Supervisor to execute a new cell tower contract with Crown Castle for a 50-year term with a one-time payment in the amount of \$425,000. Seconded by Supervisor Zimet, all aye votes cast, motion carried. The Board thanked Councilman Barry for working on this.

Personnel:

A motion was made by Councilman Logan to hire Jessica Curran at \$10/hr. at the Youth Center to fill in for Kelly Jackson who will be away for a while. Seconded by Councilman Barry, all aye votes cast, motion carried.

Assessor's Clerk:

A motion was made by Councilman Logan to hire Karen Verney for the Clerk position 8, at the canvassed rate. She is on the County's Civil Service list and a Town resident. Seconded by Councilman Barry, all aye votes cast, motion carried.

Appointment-Historic Preservation:

A motion was made by Councilman Torres to appoint Dawn Elliott to the Historic Preservation Commission to fill the unexpired term of Steve Warren, and will expire 12/31/2017, contingent upon the filing of a Financial Disclosure and Oath of Office within 30 days of appointment, otherwise the appointment becomes null and void. Seconded by Councilman Logan, all aye votes cast, motion carried.

At 10:00 p.m. a motion was made by Supervisor Zimet to adjourn the meeting. Seconded by Councilman Logan, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk