

## MEETING MINUTES

Town of New Paltz  
Environmental Conservation Board  
January 2, 2013  
Town Hall  
7:30 pm

Participants: Norman Turner, Mike Domotrovits, Libby Murphy, Jim Littlefoot, John House Wilson, Rhett Weires

Meeting called to order at 7:57 pm.

Agenda:

Public Comment – no public present.

Review/Approval of December Meeting Minutes. A motion to approve last month's minutes, amended to reflect that Norman sent the letter to the Planning Board only and not to the Town Board, was made by Mike and seconded by John. Unanimously passed.

New Members: Daniel Torres is in attendance and hopes to join our board following an interview. Norman will send an email to Kitty. Daniel grew up in New Paltz and has been a member of the school district board for 3 years. He is interested in environmental and community issues and is currently a senior at Marist College majoring in communication studies with a minor in political science. No conflicts of interest are seen.

Planning Board Projects Status:

- Wilmorite / Park Point: EnCB comments were submitted. There are further issues including their ZBA variance application, and water source.

John – They are requesting variances for reduced separation between buildings in order to cluster and for increased building height. He thinks the EnCB should be against this. They are not required to cluster more than they are. They need the variance as it affects everything. Is it valuable to the community to allow them to develop on this greater scale? We don't want to be "anti-cluster" but should come down against the height variance. Norman: Viewshed issue is in the SEQRA. John: Can't tell from drawing how it will be seen from the road. Norman: the larger issue is the view from the mountain; he thinks that is in the DEIS. John: They make the argument that there are taller buildings on campus. If they don't get the variance it would impact the site because they are committed to a certain number of units. They would then build out near the woods to which we are absolutely opposed. Norman: Developer gets increased density with clustering; the payoff is that they have to put part of the property in a conservation easement. This has been a pattern in New Paltz. However, they are adamant that they cannot do that. John: They say they are doing us a favor by clustering although not required to, so they should be given the variance. Jim: we have the legal right to

request information about what it will look like from the road. John: ZBA would be the one to ask for that. They are not subdividing; however if they are not giving in to an easement it could be that they plan to build there at a later point.

Points to cover in letter:

- We are concerned about the impact on the viewshed and request better site plans for us to review including a 3-D rendering.
- We support clustering, and are glad they are willing to preserve the area near the woods, variance should be tied to land preservation/easement in exchange.

Jim: We should have the Planning Board ask if they intend to pursue further clustering on the property in the future and get an answer in writing. There is no harm in asking although it is doubtful that they would reply. Libby: They should be held to providing the easement if they won't put it in writing. Norman: The ZBA needs to be informed that we object. John will draft a letter and send to all for review.

- Planning Board Liaison: Norman doesn't think we can get anyone from PB to replace Lagusta. Lynn Bowdery has a suggestion that EnCB send a liaison to the PB instead. Rhett: This might be good; we can get the answers to questions we want to know. Is there any other way to get better communication with them? John suggested each EnCB member could rotate attending PB meetings which occur twice a month on the first and third Tuesdays. Norman suggested that we could base attendance at particular meeting based on the agenda, as they spend a lot of time on things that are of no concern to us.

#### Discussions:

- 2 Gatehouse Road ZBA application for a setback variance. When the owners bought the property there was a shed there, but at closing it was torn down because it was too close to neighboring property. Now they want another shed there. This is a ZBA issue not an environmental one.
- Request from Town Board for an EnCB member to volunteer to be the Town of New Paltz designee to sit on the Ulster County Environmental Management Council. Previously Miriam Strouse attended for New Paltz. All municipalities in the county have representatives attending. It meets once a month at UCCC. Jim: they have legislative power, and can help with grants. Rhett made a motion that Jim be the representative. Seconded by Norman. Unanimously passed. Rhett will let Susan and Karen know tomorrow.
- Website update (Mike): Carol is happy to have Mike as administrator on website. Plans to clean it up. We need Wifi password!

#### New Business: None

A motion to adjourn was made by Norman and seconded by Rhett. Unanimously passed. The meeting was adjourned at 8:51 p.m.