

Town of New Paltz Planning Board

Final Minutes

January 22, 2018

**January 22 Meeting Agenda:**

**Public Comments**

**Administrative Discussion**

Gardiner Solar Law Attendee (Keith Libolt)  
129 Plains Road Subdivision – Site Walk Thru Discussion  
Moratorium TB Public Hearing February 1, 2018

**Present:** Adele Ruger, Amanda Gotto, Stana Weisburd, Matt DiDonna, Amy Cohen remote on Skype from Hollywood, Florida

**Absent:** Tom Powers, Lyle Nolan

George Lithco also present.

Chair Adele Ruger called the meeting to order at 7:02 pm.

Chair Ruger welcomed the new Planning Board members, Stana Weisburd, Matt DiDonna and alternate Jane Schanberg

**Public Comments**

Robert Walsh from 119 Plains Road, thanked the PB for the site visit on January 14. Mr. Walsh commented on the wetness and instability of the soil because of the natural springs on the lot. He noted the NP Times recent article covered the application, and mentioned flag lots, long driveway, blockage of view with plan for new house, and the pine tree line.

Chris Harp from 133 Plains Road, read his email dated 1/22/2018 to the PB. He thanked the PB for the site visit on January 14. He commented that the new house would be a view shed obstruction.

Gail Freedman thanked the PB for the site visit, seeing themselves from her back deck, the planned new home site, totally visible, and how it will obscure her view. She also mentioned her emailed snapshots that were distributed to the PB. She asked if the location of the new house could be moved, and still have a fine view. She requested a full environmental study.

Kitty Brown read from her email to the PB dated 1/22/2018 in which she mentioned that in October 2017 CVS (Trans-Hudson) requested that they be granted a waiver from the Town's Tree Conservation Law. Kitty asked why the PB would consider granting a waiver when it's a town law, and town code. She asked that it be put on an agenda for discussion.

Chair Ruger closed the public comments session.

**Gardiner Solar Law Attendee (Keith Libolt)**

Chair Ruger welcomed Keith Libolt to the Planning Board meeting. Mr. Libolt mentioned he is Vice Chair of the Gardiner Planning Board as well as a commercial solar developer. Chair Ruger asked him to talk about his experience in creating and adopting Gardiner's new Solar Law. Mr. Libolt spoke about solar farms, and what was considered for them. Mr. Libolt mentioned the biggest concern for them was the areas on the west side of Gardiner and the size of the systems being considered, and spacing between one property to another. Mr. Libolt also mentioned that the solar farms don't generate a lot of income to the town and the measureable amount of carbon savings is challenging.

Mr. Libolt suggested that a joint meeting between the Planning Board, Town Board and Zoning Board of Appeals would be beneficial in determining what the Town would consider. Discussion followed on how animals were affected by the solar farms, as well as the difference between community solar farms and commercial solar farms. Mr. Libolt commented he likes to partner with local farmers because farmers would get a lot more income as a partner. He also added that it is a positive environmental impact, and mentioned that the PB should view some of the local solar farms, such as in Crawford and Minisink, as well as aerial photos.

Chair Ruger thanked Mr. Libolt for taking the time to attend the meeting.

#### **129 Plains Road – PB member site visit**

Chair Ruger stated not everyone went on the site visit to 129 Plains Road. Amanda Gotto commented it was always good to do a site visit. Chair Ruger read member Tom Powers comments he emailed in his absence that he commented on. He asked the boundary stakes should be clearly marked. He also commented that he feels the barn needs to be handled with care, and believes the moving of the driveway would help solution. He also added that a screen of small evergreens may help keep the larger pine trees from being less noticeable.

Chair Ruger agreed that a site visit is helpful to go out and see (for oneself). Amanda Gotto asked if the PB has input to the plan and location of the house. George Lithco commented that the PB authority under the Town Code can ensure that the application meets the policy and purposes under that authority. Chair Ruger also commented that the PB members look at the pictures that were sent to the PB members. George Lithco mentioned that at the next meeting on February 12 with the Public Hearing there is the opportunity (for the PB) to go through plan review again.

#### **Notice of Public Hearing for Moratorium**

Chair Ruger mentioned the Town Board is holding a public hearing for a proposed law for a 120 day extension on the moratorium on February 1. Amanda Gotto stated that the committee is trying to finalize their presentation draft. Matt DiDonna added they are trying to keep moving forward and hope for an extension from the Town. Stana Weisburd mentioned it's a work in progress. Amy Cohen, with a bad Skype connection, instead texted her questions and asked if the extension will cost the Town more dollars and if so how much. The answer was we don't know.

Chair Ruger commented that if the PB feels the extension is warranted, and they should send that response to the Town Board. **Motion 1 by Amanda Gotto to recommend the extension to the Town Board. Motion 2 by Matt DiDonna. 4 of 5 members voted in favor of recommendation. Amy Cohen texted that without facts and costs, she cannot vote in favor of this. Motion passes.** Chair Ruger to send recommendation to the Town Board. Amy Cohen texted that during the 120 days (they should) use everything to get everything done.

Stana Weisburd commented on the PB requiring alternates to attend meetings as well to stay informed of the projects. Alternate Jane Schanberg added she finds attending is beneficial to her.

George Lithco mentioned some of the video programs available for PB members, and the legal requirements for PB members. George also mentioned he and Dave have more topics, especially an overview for new members, and subdivisions.

**Motion 1 by Amanda Gotto to adjourn. Motion 2 by Amy Cohen. All those present in favor. Meeting Adjourned at 8:30 pm. Minutes submitted by Patricia Atkins**