

Town of New Paltz Planning Board

FINAL Minutes

April 25, 2016

Workshop Meeting Agenda:

**Discussion on requirements for agricultural zoning districts**  
**Review of current sign codes**  
**Discussion on solar zoning regulations**  
**Extension request for Taliaferro Subdivision approval**

**Present:** Mike Calimano, Lyle Nolan, Tom Power, Adele Ruger, Lagusta Yearwood

Board Member(s) absent: Amy Cohen

Others Present: Stacy Delarede, Building Inspector

Chairman Calimano called the meeting to order at 7:05 pm.

Lagusta Yearwood would like to discuss something with regards to the Mohonk application. Chairman Calimano states that the Board will have a discussion on this later on in the meeting.

Adele Ruger mentions a topic that she had heard about with regards to creating a gateway district as well as a moratorium until this is done. Mike Calimano is under the notion that this is just a concept stage, and probably needs a committee to work on it.

**REVIEW AND APPROVAL OF MINUTES**

The April 11, 2016 minutes are presented.

Motion to approve the minutes is made by Lagusta Yearwood.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

## **PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS**

None

## **PUBLIC COMMENT (on issues other than Public Hearings – 15 minutes)**

None

## **APPLICATION REVIEWS**

None

## **OLD BUSINESS**

None

## **PLANNING BOARD ADMINISTRATIVE DISCUSSION**

Chairman Calimano discusses the format for the evening's workshop meeting. He would like Stacy Delarede to bring the Board up to speed on some of the issues with regards to agricultural zoning. She gives the members a packet, and describes its content. It all started with a complaint made to the Department of Ag and Markets, which triggered a review of our code. They felt that we should not to do site plan review for farmers. The Town feels differently. The Town will continue to work with Ag and Markets to be sure that we are in compliance. Our site plan process is quite lengthy and expensive, and is not really farmer-friendly. We want to preserve farms, so we need to look at our zoning to be sure this happens. Agri-tourism is a whole other layer. Stacy Delarede continues to discuss how certain things do need to be reviewed, especially when the public is involved, such as lighting, parking, etc.

There is continued discussion on farm markets. All currently in our town do have approved site plans. Agricultural buildings don't require building permits, however once they are open to the public they do.

There is conversation on peddlers being allowed in the town.

There is a conversation on farms on other towns that do weddings and how it is upsetting to the neighbors. Ag and Markets looks at this on a case by case basis. Apparently if the farmer can prove that a certain percentage of their products are incorporated into the wedding, it is allowed.

There is a conversation on farmers also being able to sell other farms products at their markets.

It is noted that we don't have a definition in our zoning codes for agriculture. There is continued conversation on the definition of the word farm.

Chairman Calimano wants to know what things the Board members would want to see on a site plan for an agricultural use, as well as what the threshold would be for triggering a review.

There is a conversation on 8' high deer fencing, and that needing a permit, and also how that might affect non-farm neighbors.

Tom Powers suggests taking a look at how other towns handle agricultural zoning laws.

It is noted that the Board just received an application for an agriculture site plan, and there will be another one coming.

Chairman Calimano would like the Board to review this information so that they can up with some ideas at the next workshop meeting.

Mike Calimano states that the time has come to get back to the sign code, as there have been so many advances with signage. Stacy Delarede gives out some documents with regards to the topic of sign codes. There is a court ruling about prohibiting signs based on content. It is noted that our sign law is a tough law to follow. We are getting a lot of requests for digital signage, which doesn't seem to meet our sign requirements.

Lagusta Yearwood notes that sign code changes need to take into account our community character.

There is a discussion on digital signs that change messages.

Mike Calimano mentions that the Board will need to draft up some type of digital sign amendments to the code. Lyle Nolan states that he has some information from the UCPB that he will get to the Board Secretary to distribute to members.

Stacy Delarede discusses other items in the sign code that need to be looked at. Stacy Delarede will also look into seeing if she can get some information from Highland with regards to their sign code.

Adele Ruger mentions a website called Illinois Lighting that has some great information.

Stacy Delarede gives the Board some handouts with regards to solar zoning. Solar companies have been going out and soliciting land owners to use their land for solar "farms". She gave them a sample lease that is great for the solar companies, and not good for the land owners at all.

She has also included some local laws from other towns. These companies are not utilities, they are corporations, which means they are not permitted in our town code.

Mike Calimano goes over a power point hand out from a seminar that he went to on solar zoning.

There is a discussion on "shared" solar systems.

There is continued conversation of roof mount and ground mount systems. They need to consider how to get the aesthetics, the safety, etc, while embracing this technology. Chairman Calimano mentions a conceptual review that was done with someone who wanted to create this type of solar farm on his property, as it was pretty much useless land. The town had nothing in their code to allow something like this.

Stacy Delarede also wants the Board to think about the “decommissioning” of these solar panels, as they can’t just be thrown out.

Chairman Calimano would like the Board to read through all of this material.

Chairman Calimano notes that they have a few housekeeping issues to discuss. There will be a joint meeting with the ENCB at the next workshop meeting in May. He would like any ideas from the Board members on topics to be discussed.

He is also going to a Transportation meeting, and hoping to open up dialog, especially with regards to traffic studies.

The Board did receive a 90 day extension request from the Taliaferro Farm subdivision approval, as they are still working on securing their conservation easement.

Motion to approve a 90 day extension is made by Adele Ruger.

2<sup>nd</sup> by Lyle Nolan.

The extension is good until the July 11, 2016 meeting.

All others present in favor. Motion passed.

Lagusta Yearwood mentions the letters that they received today from the Citizens of the Shawangunks. She feels the Board has addressed their comments by the work they did in the EAF Part 3. Mike Calimano notes that Karol Knapp is going through all of the issues that were raised and noting where in the EAF Part 3 they are located. Lyle Nolan also notes that Dave Clouser did recuse himself from this application review at the beginning, and that is why Karol Knapp is the Engineer being used for this review.

Mike Calimano notes that he, Tom Powers and Chris Marx meet with representatives from Mohonk at the Gate House Road intersection. Chris Marx noted how the intersection would be realigned. Mohonk did propose to do fencing 2’ from the pavement. Chris Marx was comfortable with this, as it did allow for snow removal, and prevented road side parking as well. Chris Marx is submitting the proper paperwork to the County DPW for this project. They also discussed an illegal turn around area past the proposed project entrance. Mohonk will work with the County DPW to find a way to remediate this situation. Mike Calimano also notes that they discussed guard rail fencing along areas of Butterville Rd. Stacy Delarede wants to be sure they are good with the 2’ high rail, she is just concerned with the height, and that it could become damaged. She also notes that if they ever wanted to change it to a higher fence, they would need to go back before the Planning Board for a site plan amendment. Possibly a note could be added to the site plan or the resolution.

It is noted that there were a lot of cars parked along Route 44-55 this weekend due to the fact that Minnewaska was closed because of the fire at Sam’s Point.

Tom Powers mentions that they will also be working on hard compacting that shoulder along the proposed entrance.

The Board also discusses their plans to conduct a site walk of the OSI River to Ridge trail.

Tom Powers questions where we are with regards to lowering the speed limit along the stretch of Route 299 from Gate House on into Gardiner. Stacy Delarede notes that there is TIC committee tomorrow

night. Tom Powers wonders why the State DOT can't look at the curb cut application and the reduction in speed limit request as a total package.

Tom Powers mentions the traffic study, and wonders if a one day traffic study is sufficient. It is noted that the study was done on a peak traffic day on a holiday weekend.

The Board questions the status of the CVS application. Mike Calimano notes that he, Supervisor Bettez and a CVS rep are having a phone conference tomorrow.

Stacy Delarede notes that in December when the Town changes the Flood Plain laws, there was to be follow up by the Planning Board on Subdivisions.

Chairman Calimano notes that the Board never made a motion at the last meeting to send the OSI application to the Ulster County Planning Board.

Motion to send this to the UCPB is made by Lyle Nolan.

2<sup>nd</sup> by Tom Powers.

All others present in favor. Motion passed.

There is a discussion on OSI providing the Board with a searchable PDF of their wetlands application. The Board members would like a searchable PDF, though we will also need a hard copy for the files.

Motion to adjourn made by Mike Calimano.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion approved.

Meeting adjourned at 8:30 pm.

These minutes respectfully submitted by Kelly O'Donnell