



Town of New Paltz Planning Board
Regular Meeting of Monday, **November 27, 2023**
7:00 PM In Person
Town of New Paltz Courthouse
59 N. Putt Corners Road, New Paltz, NY

APPROVED MINUTES AS AMENDED

Present: Adele Ruger (Chair), Lyle Nolan (Deputy Chair), Jennifer Wells, Lauren McPadden and Adrian Capulli

Absent: Jane Schanberg and Matt DiDonna

Also present: Ashley Torre (Planning Board Attorney) via Zoom

Administrative Business

A motion to approve the minutes of November 13, 2023 meeting was moved by Mr. Capulli and seconded by the Deputy Chair with no further discussion and all voting in favor.

The Chair announced the next regularly scheduled meeting of December 11 has been cancelled due to lack of submissions.

Public Comment

The Chair asked if there was anyone in attendance wishing to make a public comment and there was none.

Other Business

A presentation about the proposed Northeastern Conservation Overlay District was made by Emily Svenson, Partner, Gordon & Svenson LLP and J. Theodore Fink, AICP, Greenplan, Inc. They had been selected by the Hudson Valley Estuary Program to work with the community on developing overlay zoning. New Paltz was selected from the applicants because of all the planning New Paltz has done and its readiness to move ahead with developing a law to implement some of that.

The content of the overlay district basically covers the northeast part of the Town. This area was selected because it includes areas that were identified in the Upper Wallkill Biodiversity study, which put together a bunch of different resource maps. This area was selected because it is special due to its contiguous forested and wetland habitat areas and the idea was that this part of the town really still has a lot of contiguous natural area and the biggest threat is that it will be carved up into a million pieces.

The focus of this law is how to still allow development in this area, but in a way that preserves as much of that habitat value as possible. And so, a couple of things the law doesn't do, it doesn't upzone, it doesn't say you need 20 acres of land to build a house. It doesn't change actually the size of parcel requirement at all. It also doesn't change any of the uses that are already allowed so the underlying uses are still what would be allowed. Most of this is in A-3 district.

The main focus of this law is that for subdivisions, site plans and even single family houses, if they're on parcels larger than six acres, they would need to go through a conservation planning process before the project is approved. So, you may already do that type of planning for some subdivisions, you may do conservation subdivisions, but this specifies a real process that has to be undertaken by the applicant and the board. The crux of it is the creation of this conservation design process which Ted can talk more about, it's something that's been used successfully in several other municipalities.

We created two new sections to the zoning: one is the northeastern conservation overlay and the other is the conservation design which we put in a separate section with the idea that if the town wanted to make other overlays in the future or wanted to use conservation design for other types of applications, you'd have that in its own standalone section to refer to. The northeastern conservation overlay takes the priorities that were identified by the group members and the biologist who was working with us and good zoning principles to name the priorities that should be included in this area including contiguous forest and wetland areas when you're going through the conservation design process for these applications.

The Chair asked Ms. Svenson if someone wants to build a house on his 15 acre lot now has to go through a much bigger process, and Ms. Svenson replied "Yes, if it's in this overlay." When we created the map we took out already developed areas so some of these kind of long parcels, if the front part of the parcel may not be in the overlay so someone that has a parcel only partially in the overlay has the option of to build only on the part that's not in the overlay and then they wouldn't need to go through that. The Chair asked what the additional process is, and Dr. Fink responded.

Dr. Fink displayed examples of plan documents from other communities to show how the process works. Typically the way you begin a conservation subdivision design process is the same that you would do with a cluster subdivision process, the first thing to do is determine the number of lots that the applicant would be entitled to under the zoning law. Generally that's looking at the zoning and presenting normally what's called the yield plan, which is the plan that would be a conventional subdivision that meets all the requirements of the zoning as well as the subdivision regulations. And that provides you with the first question that needs to be answered how many lots is that applicant entitled to under the zoning law. You start with a standard subdivision plan and because the entire process whether it's a cluster subdivision or whether it's a conservation subdivision and conservation subdivision, is simply a subset of a cluster development under New York State Town Law and so it's the number of lots that you would typically be entitled to. Some communities don't go through that process with cluster subdivision. They use a formula as an alternative to making an applicant go through fully engineered drawings that show you have sufficient space for roads, for drainage and storm water management systems and each lot having a driveway, well, septic and all those sorts of thing that go into that and that can involve a substantial amount of time to go through that exercise, but it does give you that basis for the

conservation design process which is how many lots are you going to have to fit onto that property because this is a density neutral option to allow land owners to be able to get the value that they have in their land, based upon the zoning without having to subtract for natural resources and instead, the concept is to design around the natural resources to locate the houses in an area of the parcel that's proposed for subdivision in a more benign area where it's not going to damage wetlands and forest connections and streams and all of the other important resources that this process is designed to protect.

One of the first documents that is used is the existing site resources plan which will identify when certain natural features are around the property. Dr. Fink then distributed a four-page document which gives a broad overview of conservation subdivision and how it works. He then went over a site plan map from a property in the Town of Warwick with a history as an orchard. This process works equally well where there are active farmlands and in fact one of the reasons why Warwick wanted to pursue this was to protect its agricultural resources and this is also a reason why Red Hook chose this particular technique because they are the breadbasket of Dutchess County. Warwick is a key town in Orange County that still has many many acres of viable agricultural land. One of the tools both communities wanted was conservation subdivision readily available so that if a farmer wanted to continue to farm, they would be able to provide some reasonable subdivision of the property and this is how it begins – to identify what are called primary and secondary conservation areas on the property. Your primary conservation areas are the most important environmental resources and these are the kinds of resources that can't normally be developed in any case because they're wetlands, they're steep sloped over 25% and there's streams. So these are the kinds of things that are going to have to be set aside anyway. So those are identified and they're called primary conservation areas.

There are secondary conservation areas as well and these are a much broader range of resources that may or may not have conservation value, it all depends on the property. So this is a process that can be applied to any property so that all those resources are first identified and it's quite different from the normal course of events where – if you recall that cluster subdivision you know generally if a developer wants to do it or the planning board feels that a cluster subdivision is appropriate – generally there are areas that are reserved, but you don't go through this kind of process where you have a step by step approach to identify the resources and then design around them. You find the conservation areas and then the areas that remain are considered your development areas. Ms. Svenson added that the secondary conservation areas don't necessarily remain entirely undeveloped at the end of the day. They're identified in this process but the final decision on where the houses should go considers them, but it's not to say you cannot build on those areas.

The Chair asked what the potential extra work involved for the potential homeowner who wants to put a single-family home on 15 acres. Dr. Fink responded that there are different levels of conservation design process. For example, both Red Hook and Warwick thought that solar farms had to be sited in a similar manner so they had to go through the site plan process, but other than that it's only the subdivision because more of the development that happens, happens with subdivision activity where the land is carved up. The Chair said "but yet in our proposed law, we're proposing the site plan for everything." Ms. Svenson responded "for properties over six acres, because no parcel under six acres is subject to this law because the decision was made that all of those could be exempted without having much of an impact on the overall preservation

of contiguous acres and it would exempt a lot of people from having to worry about this so it's really only parcels over six acres and the reason six was chosen is that in a three acre zoning district those are the smallest ones that can subdivide into two parcels so the concern that was raised is that a lot of what was happening is these small subdivisions and individual houses added together that's a lot of new driveways and cutting up of forest that could happen without ever seeing a large subdivision. In order to preserve the contiguous forest you need to include the smaller projects as well.

Supervisor Bettez then rose from the audience and joined the planning board's table. He said the rationale behind this is when the town was doing the critical environmental areas, the concern was that it wasn't based on code, and so we wrote the DEC grant and this is the code to not do conservation critical environmental areas right, so now decisions are based on the code and not just doing a SEQR. The other thing is right now if you're doing a subdivision you come before the planning board and you do SEQR and everything else but if you're doing a single-house development you don't go before the planning board, you just build it as a right. And in one year, five years, 10 years, you may not see a difference but eventually you know this town does not look like it does now, 50 or 100 years ago. So, in 50 or 100 years it's going to be death by a thousand cuts. Or even in 20 years someone may want to do something and laws will change and they'll come before SEQR and well, it's kind of already cut up anyway what's the point now, why bother preserving that intact forest area because it's already kind of like ruined so the idea is lots of a certain size that have these important intact large ecosystems, instead of like just saying well everyone's allowed to do it as of right, lots above a certain size have to kind of step back and see how does this lot fit in with the larger ecosystems or even right now when you're doing a subdivision you never kind of step back, you look at the ecosystems on that parcel but you never see how they fit in with the larger ecosystems around them. The important thing is to preserve those large intact forests and wetlands because they're the ones that are going to be resilient in the future with climate change and invasive species and you're actually protecting them by keeping them intact. So about 40% of the properties are already exempt from this. We're really trying to focus on the larger ones and to make sure that they don't just get cut up by a thousand little pieces. My understanding and why we chose – yes, it's more work for someone who's putting in a single house on a single property, yes, we're asking them to come before the planning board but we're not asking them to do a whole new biodiversity survey, we're asking them to use maps that we already have. The maps exist because we have the natural resources inventory, and the other thing is that by using the same agreed upon maps you don't have to worry about a consultant coming in and being like, do I really trust what this consultant came up with? It's like we've already agreed we're going to be basing our decisions on, so it's maps that already exist and you're asking them to say "you could put your house here, but how about you put it over here because we're going to try to preserve that forest." We're not saying smaller houses, fewer houses, we're just saying this is value not just because it's on your property but it's also on your neighbor's property, so it's also protecting the neighbors from having that forested area cut up and then it falls apart on them in 10 years as well. So yes, it is more work but not, hopefully not, an incredible amount of work.

The Chair stated she can see the need for this much better for a subdivision than she can for a site plan for a single family house. Supervisor responded that it's like doing a cluster subdivision application but for a single house. You're just saying "well, don't put houses here, here and here, put them here because this is a better place to put them, you're doing the exact same thing with

someone when they want to build their house.”

Supervisor Bettez plans to hold a public hearing on this to let the people know about this new conservation district. He said people seemed concerned when the town did a buildout analysis, the area that’s going to see the greatest amount of development over the next 50 years is not the ridge, it’s this area. This is the area that’s most likely to see a lot more development. And this has also been identified as a very important area to preserve. There’s been a bunch of applications in the last two years, it seems most of your (planning board) subdivision applications are coming from North Ohioville, Plutarch and so the idea is not to reduce the amount of housing because we’re in a housing crisis, but be smarter about where we are going to put them. A lot of towns historically, the way they preserve open space is say, just make the lots 10 acres that’s how you’re going to have open space just make really big lots. Eventually all those 10 acre lots get developed and now you have death by a thousand cuts again. A better way to do it is through easements, purchasing land and better zoning and that’s what we’re trying to do with all of those different things.

The Deputy Chair stated he didn’t think we had a single subdivision that involved anything off the road, the existing road. Some were natural subdivisions where the parcel was either side of North Ohioville or something like that. We haven’t had anything that was putting in a road or driveway even, other than for a single family house. He had viewed and laid it over the Ulster County Parcel Viewer and felt there weren’t that many parcels out there that are large parcels available for development. You’d have to put in a road and there’s huge wetlands that constrain that further and streams. In his mind, we’re pretty well-protected already by our wetland and buffer zones.

Dr. Fink stated that one of the important documents in the process is the site context map which shows the relationship of the site, other areas around the site, and this is all prepared based on existing information that is readily available. It does give you an opportunity to say well, if this site is going to be subject to subdivision approval and we’ve got protected open space here let’s make sure the open space on this property gets connected with open space on other properties so that you have that contiguity in existence on into the future. Ms. Svenson noted there are really large, forested areas in this part of town and extending into the neighboring towns. For instance, one of the items that would be shown as a secondary conservation area under this code is any forest areas on a site that are part of a forest that totals over 10 acres including contiguous offsite areas. So if there’s forest on a site that’s part of a 10 plus acre forest even if it extends off the site then that would be an area that you’d try to avoid. Dr. Fink added, it’s avoiding fragmentation of that forested area which is important to wildlife and a natural resource.

Deputy Chair Nolan asked about the use of the words “try to avoid.” “I’m trying to figure out how do we do that and how does the applicant, if they say okay, I tried to avoid that but that’s where I want my house.”

Dr. Fink said basically the process begins with the existing resources plan, showing all the resources delineated in primary and secondary conservation areas – that’s step 1A and 1B. Then step 1C is to identify the potential development areas, this identifies the potential development area in areas where it’s been appropriately identified not only by the applicant but through field verification by the planning board. Once they are armed with the original maps that show site

context as well as the existing resources the planning board goes out and does a field visit on the site to verify those resources and just as Ms. Svenson was saying with the secondary conservation areas, some of them may be important for protection and to be included in the open space areas, others may be areas that could become potential development areas depending upon that resource and when you can see it with your eyes when you can actually examine it through walking across the site, you have a much better sense of those areas. Generally, you're going to begin with a blank slate and the applicant provides you with that first set of plans that shows you where the steep slopes are, where the forested areas are where the wetlands, the streams and everything else are. Step 2 is where you identify, within the potential development area, is a logical place to put the potential houses.

Deputy Chair Nolan asked "whose logic?" Ms. Svenson responded that the board may not agree with what the applicant proposes. Deputy Chair Nolan stated that it sounds like an opinion generating system, like we go out and we look at it, well, that what we think – I want something like numbers – like this is the rule this is where you put it. Ms. Svenson responded the code lists the layers you need to include and then the applicant and the board are going to have to come to an agreement. Now if you don't, you know the board has to decide when to put its foot down, that's the way it goes, but you're basing that on a list of resources listed in the code, not just subjective opinion. Dr. Fink added "not just listed in the code but shown on the plans so you have them well spelled out where those resources are that you want to avoid."

Ms. Welles asked if they (planning board) were interpreting. Normally with wetlands we have a wetlands inspector that would be informing us. Ms. Svenson responded that a consultant would be useful in a case like that, and Mr. Fink stated he would recommend it, an ecologist or – the Chair interjected "what consultants are we looking at that need to get hired in addition to our engineer and wetlands inspector? Who are those people that we need to hire that will satisfy this new law?" Dr. Fink asked if the board has a planning consultant. The Chair replied "we can." Deputy Chair Nolan added that most planners are not biologists. Dr. Fink responded that most planners are familiar with the process to be able to inform the board of resources that are important resources and any resource studies that are done on biodiversity that exists on the property and the importance of the different resources here, you can take these off of the state environmental resource mapping, Hudson Valley natural resource mapping, but you can also hire your own ecologists to be able to verify what the applicant has provided to you and that way you have someone that's working for the planning board and not necessarily only working for the applicant. You've got a peer review process that's built into it if you decide to hire your own consultants.

The Deputy-Chair stated "that it feels like a lot of what you're talking about we already get in a site plan submittal in the multiple submittals, in the scrutiny that we give it. Most of it - we're already getting steep slopes, we're getting trees over 12 inches in diameter, we're already getting wetlands, we're already getting buffers, we're already getting rock outcrops off the . . ." – Supervisor Bettez interjected "for subdivisions, but not for single lot development, that's the problem." Deputy-Chair Nolan asked how many single-lot developments do you think that are going to be over six acres? The Supervisor responded, "over time, all of them." The Deputy-Chair responded, "everybody's going to come in to build one house on their property?" The Supervisor responded "That's what's been getting built mostly. How many subdivisions has New Paltz built in the last ten years?"

The Chair pointed out that most of the other towns that are doing this are eliminating what you're suggesting is more important. Ms. Svenson responded that the other towns that have been doing this have these much larger pieces of land that are being subdivided on a large scale, and what the area in New Paltz that we're looking at in New Paltz, is not so much the case. It's not hundred acre parcels that may be turned into - the Chair stated "I understand, but they didn't adopt that piece of" - and Ms. Svenson responded "not yet." The Supervisor said "the thing is we don't have a lot of subdivision development in New Paltz. Most of the applications, when I talked to Stacy, 21 housing units are being built per year in New Paltz, and most are not going before the planning board at all. Eventually - if that's all that being developed, no one ever does a SEQR, no one ever steps back and looks at how that impacts the neighbor's property so you're not protecting the neighbors from someone cutting down all the trees and then their yard getting flooded or the basement getting flooded, or all the trees dying because it got too small. Ms. Svenson added that if someone wants to build a house on a 100 acre lot, there isn't SEQR because it's a single-house. The Supervisor added that with building as a right, they don't come before the planning board. We're just trying to make sure for lots of a certain size, they're not going in with no one ever looking at them. Because if we never look at anything it's all going to get cut up, death by a thousand cuts and then even if we try to do something, it will be - what's the point it's already ruined, who cares. Things are continuing to be built. The time to pass this law is now not in 50 years when it's too late. If things are cut up you can't restore those large ecosystems. Do it now when you're not really changing anything.

The Chair stated the more important piece is the single-family house on a big lot, it's a huge expense for someone and if someone is putting a house on a big lot and is willing to say okay this is my house and I'm not building anymore, it's not going to matter in 50 years because the deed says I'm not building anymore, so it's not going to get cut up anymore. The Supervisor responded that if I own a house on a 50 acre lot, the next owner can subdivide. The Chair responded not if it's in the deed. The Supervisor said why would they put that in the deed, it would reduce the value of the property. The Chair stated she'd rather see that then having someone have to spend so much money on figuring these things out and hiring their consultants, our consultants, you're probably talking eight consultants for one house, seems like a lot to me. I can see it for a subdivision - Deputy-Nolan interjected "because they make the money back on the land but when you just have the land and want to build a house it, it just seems like it's making - the cost would make it out of the reach of a normal person.

Ms. Svenson said we could look at what the reality would be on that because she thought if they used the existing maps, their engineer could just pull those maps and put them on their proposals. The Supervisor said Warwick applicants had to do a biodiversity plan, we're not asking people to hire an ecologist and do a biodiversity plan, we're asking people to use the existing maps and step back and look at how your lot fits into the larger area and not just New Paltz, the whole Hudson Valley for some of these larger areas and then think about "oh, I didn't realize that was such an important area, maybe I should put my house here versus there," that's what we're asking people to do with this.

The Chair asked if you would be able to say, well the whole thing is important and you can't put a house. Ms. Svenson responded "no." Dr. Fink added that he never saw a property yet that didn't result in some areas that were suitable for development, at least in the experience in

Warwick. Since this thing was put into place, there were somewhere along the lines of 500 lots that were subdivided in the town. In terms of so many different consultants involved, this plan was prepared by a licensed civil engineer using the information that he was able to gather in order to develop these maps. The planning board reviewed it, I reviewed it. There were some properties where there was important environmental resources that did need ecologists, there are endangered species habitats that pop up, that created a whole level of complexity because these are state and federally protected species, so it did require an extra level of care on those properties but the run-of-the-mill subdivisions that were happening in most of the town that wasn't in those endangered species locations was able to operate simply with the existing information that was available. Those were the only instances, basically the bog turtles and the rattlesnakes presented. . . The Supervisor interjected, think about if you're a land owner, and you own this house, and your neighbor's property comes up for sale and they're going to build a house, and you're oh my God I hope they don't build it here and I hope they don't build it there, you have all this anxiety, but if you know there are rules where they're going to be directed where to build it also helps protect the value of your property when your neighbor decides to build. Ms. Svenson stated she has seen many site plans for applications for glamping and having this tool has been beneficial. Dr. Fink added that it is useful for solar projects because they have to go through the same process.

Ms. Svenson suggested that the planning board's feedback would be helpful to the town board, i.e., what might the planning board have a problem with that you'd like the town board to consider?

Deputy-Chair Nolan stated it just seems a little hazy of where's the line where it's allowed or it's not allowed, that isn't very clear to him. That's my major objection is the implementation, where is the line?

Dr. Fink asked if it is the secondary conservation areas, is that what . . . Deputy Chair Nolan replied that by your definition all the primary conservation areas are basically covered by our wetland's law, steep slopes and rock outcrops things, so we can forget about those. It's the secondary ones that you're describing that seem a little hazy. Ms. Welles interjected "isn't that normally what we do with mitigation?" Deputy Chair Nolan responded "yeah, that's exactly what we do all the time – so I guess I'm unclear what this overlay district would add." The Supervisor stated "we don't do single family development – so that's one of the things that adds." Deputy-Chair Nolan ask why not apply the law only to those situations? Why make it an umbrella . . .? The Supervisor interjected that with a cluster subdivision right now you don't step back and look at how that fits in with the larger forested areas for this area. SEQR is about what happens on this lot, it's not about how does what happens on this lot affect this area, that's the problem. It pretends its an environmental review but it's an environmental review of one lot not an ecosystem.

Ms. Svenson added that having looked at the town's cluster subdivision code, it doesn't seem to have a whole lot of specificity. This lays out the steps more clearly which is helpful so that the applicant has instructions on what they're supposed to do. The Supervisor stated this gives you some tools to say why you think a house should be put here instead of where the applicant proposed to put the house, and why it's not just your opinion, i.e." I love that forest it's beautiful." I don't care if it's beautiful, I care if it is part of a bigger ecosystem that is shown on a map. It's a tool to use in your discussions with the applicants. Deputy-Chair Nolan stated "Neil, you're using

the word 'should' and I want to know where is it 'must' – where does 'must' come into it? You can't put it there, you have to put it there. How do we get to that point?" Ms. Svenson responded "you and your consultants make that decision."

Ms. Svenson went over the secondary conservation areas:

- Wetlands of all sizes with a 100 foot buffer around them
- If wetlands are less than 200 feet apart then a connecting linkage 100 feet wide between the wetlands
- A connecting linkage 100 feet wide between the wetland and upland forests
- Streams including a 100 foot buffer along the streams
- All forests that's part of forest that's 10 acres or more including offsite areas
- Meadows 10 acres or more
- Active Farmland

It's not to say you couldn't touch any of those areas, to the extent you can avoid them. Dr. Fink stated that would be the goal. Deputy Chair Nolan said "of all the ones you just said, farming is the most damaging to the environment. So it's a special case that you're lumping in with what I would say are critical environmental factors, but farming is the one that damages them all. A farmer can do anything and there's no regulation, there's no limitation on what he does to the environment. The Supervisor responded that if we cut that farming area up, they're just going to put it somewhere else and destroy more habitat that's already intact. If it's already a farm, leave it as a farm, don't decide to put your house there, maybe put your house in this other area and leave that farm area as a farm.

The Supervisor said he talked to the Town of Warwick's supervisor and he reported that it's been 10-15 years that they've had this type of overlay zoning and it hasn't affected development at all and it's been a big success. You could ask the planning board engineer, Andrew Willingham what it would cost to have to put this map together or to have someone hire an engineer, if you have access to all the data, to put a map together like this, are we talking hundreds, thousands, tens of thousands? Then maybe we could even do a practice, pick a parcel or something, put a practice parcel together, say if this was going to happen this is the map you would get and this is the discussion and see what's it like. The Chair liked that idea and thought perhaps a parcel right on Plutarch in Highland. The Chair said she is still concerned about the single-family house, if someone's got a couple of thousand feet back and they want to put a house 100 feet in that may not work. I just want to make sure that someone still has a choice on the property that they own, and as Lyle said, who draws that line, we the planning board, so I think we need some rules. The Supervisor stated we'll learn a lot more when we do the practice run.

Dr. Fink stated he thought there's a learning curve for the typical surveyors and engineers that operate here and what they did in Warwick and Red Hook was to have a little training session where all the engineers were invited to come in and get a little presentation on what it all exactly means and how it'll work and everything else and you know certainly I know you've spoken with Mike Sweeton in Warwick (mentions two other engineering firms [inaudible]) that's done a lot of these plans.

The Supervisor said that what's been shown is that land near protected areas and larger ecosystems is more valuable. Where one could say "you're hurting the value of my property," I

could easily argue “well, actually we’re potentially increasing the value of your property by making sure it’s not going to be cut up into a thousand pieces, all the forests cut down and houses put everywhere.” We’re saying you’re going to be able to build just as many houses, but we’re saying put them in the right places. Maybe tomorrow it won’t increase the value of your land, but as things get developed, they’ll say “how did this end up so nice and it stays more valuable.” That’s the rationale behind it. The goal is we want to add housing, but we want to do it the right way. Not leave it up to everyone to just do whatever they want, that’s what zoning is all about. It’s not about a house vs. a strip mall, it’s where does the house go and how does it fit into everything else, that’s the future of zoning. When asked if Esopus or the Town of Lloyd are involved in this process, the Supervisor responded “we received the first grant and hopefully at some point they will. We tried to model this on something that was easily reproducible for other towns. We wanted to make it so it’s not just this, once we do it hopefully the other towns will do it as well. If you look at parcel viewer and look at Esopus, there’s already a lot of preserved land in that’s owned by Scenic Hudson and the State.”

When asked why this area is predicted to have the most development, the Supervisor responded that the lots are much cheaper in this section of town, as compared to say, the ridge. The Supervisor also stated that at some point access to Ms. Svenson and Dr. Fink will be discontinued at the end of the year based upon the terms of the grant. The Supervisor hopes to get input from the town’s planning board and the county planning board so the town board can move forward with this.

Ms. Svenson suggested she would work with the planning board engineer’s practice parcel right away. The Chair pointed out that the December 11 planning board meeting had been cancelled that day. Deputy-Nolan stated he didn’t see it happening in December, but we’ll figure something out. The planning board attorney, Ms. Torres, agreed that it would be good for the board to see how it would play out in the future. The Chair agreed.

Dr. Fink then distributed a copy of a basic outline of conservation subdivision document.

The Chair recommended that the town’s building inspector attend the next planning board meeting that Ms. Svenson attends. The Chair continued, “maybe the building inspector, giving it to one person who has a rule to follow is easier than giving it to us where there are so many shades of gray that it could depend who’s absent from a planning board meeting on one day as to what exactly happens.

Adjourn

A motion to adjourn was moved by Ms. McPadden and seconded by Deputy Chair Nolan with all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the November 27, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=g0iAUNoHaww&t>