

# DI STASI MORIELLO & MURPHY LAW PLLC

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May 24, 2017

Neil Bettez, Supervisor  
Town of New Paltz  
P.O. Box 550  
New Paltz, NY 12561  
*Via email and regular mail*

Re: Official Town Map - Rose Lane

Dear Supervisor Bettez:

Enclosed is proposed resolution to set public hearing upon the addition to the Official Town Map of "Rose Lane" as a private road. If adopted, the Official Town Map would be amended to include Rose Lane with the result that owners along its way will be able to obtain building permits without having to create an Open Development Area pursuant to NYS Town Law §280-a.

It is my understanding that the roadway has been inspected by Building Inspector, Stacy Delarede, Town Engineer, Dave Clouser and town Highway Superintendent, Chris Marx with input from a representative of the New Paltz Fire Department. I further understand that all concur that the road surface is in better condition than may have been expected. Stacy may have more detail on the inspection(s). Dave Clouser has provided details on the description which accompanies the propose resolution.

Pursuant to NYS Town Law, §273, the town board must first refer the proposed resolution to the town planning board which has thirty (30) days within which to furnish comments to the town board, in the absence of which the town planning board shall forfeit the right further to suspend action. When the planning board comments have been received (or if no comments are received within thirty (30) days of the referral), the town board may conduct a public hearing upon at least ten (10) days notice.

To continue to move this along, I offer that the town board could refer the enclosed resolution to the planning board at the town board's meeting of Thursday, June 1, 2017. Promptly thereafter, the referral could reach the planning board in time for its meeting on Monday, June 5, 2017. Thirty (30) days would expire on or about July 5, 2017 in time for the town board meeting of July 6, 2017 at which time the town board could set the public hearing for a date on or after July 25, 2017.

By copy of this correspondence to planning board attorney, George Lithco, Esq. and to Building Inspector, Stacy Delarede I am advising them of my thoughts on the referral to the end that their cooperation may be enlisted.

Please advise if there are any questions or concerns.

Thank you.

Very truly yours,.

DI STASI, MORIELLO & MURPHY, P.C.

By: \_\_\_\_\_  
Joseph M. Moriello

JMM

Enclosures

cc: Rosanna Mazzicari, Town Clerk  
George Lithco, Esq.  
Stacy Delarede