



**Town Board Meeting
October 6, 2022, 7:00 p.m.
59 N. Putt Corners
Via Videoconference**

Present: Supervisor Neil Bettez, Councilwoman Alex Baer, Councilwoman Julie Seyfert-Lillis.

Absent: Councilwoman Esi Lewis, Councilman Dan Torres.

At 7:01 p.m. a motion was made by Supervisor Bettez to open the meeting with the pledge. Seconded by Councilwoman Baer, all aye votes cast, motion carried.

Agenda:

A motion was made by Supervisor Bettez to adopt the agenda as written. Seconded by Councilwoman Seyfert-Lillis, all aye votes cast, motion carried.

Public Input: The following letter was submitted via email.

Hi New Paltz Town Board,

We are Olli Chanoff and Alexandra Zissu. We live at 152 Butterville Road. We wanted to come in person tonight to talk to the Town Board about establishing film rules based on what we learned living inside the Manifest cut off zone for the past few weeks. We are sorry we can't be there in person but we have a family health situation that prevents it.

We were not able to find out if the Town has film rules (we are aware the Village does). We would like to urge the Town to adopt film rules that put residents' experience at the forefront. We are very pro extra revenue and are aware of the money a film shoot can bring to any town—from the fee that went to the Youth Center to catering, hotels, car rentals, and so much more. We know there is a way residents can be taken care of and the town can have film shoots.

Communication

We were never informed in advance that Manifest was coming to our road. Our 11th grader was informed by her bus driver that her route was about to get cut off for some period of time. We learned about the scope and duration of the shoot from the production itself on the day it started after the road had already been closed. Residents need to be informed as early as possible about what is coming their way so they can plan accordingly. With 2 kids in 2 different schools, a 5 minute driving detour 2x a day for 3 weeks was very disruptive. Anyone involved with this shoot (Mohonk Preserve, Town, film company) could and should have communicated with residents of Butterville Road in the cut off zone way before arriving and setting up shop. Negotiations – residents needed help

The day Manifest arrived on our road, they had a production assistant go door to door asking for various needs (places to park, places to tutor kids on set) and in return would offer a fee. All but one house on this side of Butterville declined parking and learned the fee was still on offer. The contract Manifest asked residents to sign would have put all liability on residents. Some of us know how to read contracts, some do not. Some of us are better negotiators and were paid more than our neighbors. The Town should have negotiated on our behalf, vetted these contracts, and let us know what to expect. (Rumor from disgruntled location assistants is the town got \$30k to the youth center but they had \$50k to give you. They didn't offer the full amount because, if this guy is to be believed, the town didn't try to negotiate.) Any inconvenience fees on offer to residents should actually cover taxes for the 3 weeks our road was closed off. The standard fee offered by Manifest did not cover our taxes for 3 weeks. When we called the town clerk office to ask for advice, we were told Manifest was allowed to be here and solicit us and to call the police for further concerns. (We didn't call the cops about inconvenience fee negotiations.) Contracts and amounts should have been negotiated before hand. This would allow time to review and agree on an amount offered.

Damages

Precautions to avoid damage should have been considered beforehand. A neighbor's tree was damaged when a box truck tried to turn around in their driveway. We lost hours trying to get cones put in our driveway to keep people from turning around in it endlessly (depleting gravel, wear and tear etc.). While some members of the crew were OK to work with there were a lot of who were openly hostile to being asked things like not to turn around in our driveway and not to smoke at the end of our lawn. We wound up in arguments with them nearly every day they were here.

Rules

The Town needs to have clear rules re what can and cannot be done on the street and communicate them clearly with the residents. 4 am shoots with incredibly bright lights and generator fumes to operate the bright lights isn't particularly fair. It would help if the town communicated the film company's schedule with residents so we knew what to expect day to day. No smoking in front of resident homes should be standard, not something to ask for daily. No congregating in front of homes and being loud should be standard for such a quiet road. And this is a big one: sets should be moveable so roads can be open during non-filming times. They didn't actually film that much but the road was closed because their set couldn't be moved. In other towns and cities, sets are moveable. You can't shut down an entire street for weeks on end in New York City! Why should people be able to do it here in New Paltz? Film crews and set makers are endlessly inventive and know how to make sets move. They can do this here, too. We just have to have it in our film rules and ask

that people adhere to them. And clearly there was already a way for emergency vehicles to access the set anytime if needed. This route could have been used during non-filming times for residents.

Length of time

Three weeks at Spring Farm might be possible – it's off the road, there is parking, and there are no full time residents. But on a main road in New Paltz, 3 full weeks is really too long. We urge New Paltz Town not to consider anything of this length again on a main road, especially if it would require full road closure. If it were just at the actual times of filming, that might be different.

We have also spoken with The Mohonk Preserve about our experience. We urge you to consider what we have taken the time to share with you and hope it can influence the formation of film rules that will satisfy everyone's needs. Butterville is still being cleaned today as we write this letter—there is a lot of residual garbage and dirt—but the comparative silence is so lovely.

At 7:04 p.m. Councilwoman Lewis arrived.

Executive Session:

At 7:04 p.m. a motion was made by Supervisor Bettez to go into executive session with Chief Lucchesi. Seconded by Councilwoman Baer, all aye votes cast, motion carried.

At 8:02 p.m. a motion was made by Supervisor Bettez to come out of executive session. Seconded by Councilwoman Lewis, all aye votes cast, motion carried.

Consent Agenda:

A motion was made by Supervisor Bettez to approve and/or authorize the following as part of the consent agenda. Seconded by Councilwoman Seyfert-Lillis, all aye votes cast, motion carried.

- a. Approval of Minutes: September 15, 2022
- b. Acceptance of Resignation: Nathan Peura, Town of New Paltz Highway Department, effective September 29, 2022
- c. Authorization to purchase HP Model #14-DK1013DX, serial number 5CG12189ZL laptop from Robert Fagan, that has been on loan to the Town for the purpose of live streaming and/or Zoom call public meetings in the amount of \$350.00 to be charged as follows:
 - i. \$50.00 – A522-1650-400
 - ii. \$300.00 – B522-1650-400
- d. The Board of the Town of New Paltz authorizes the New Paltz Town Court to apply for a JCAP grant in the 2022-2023 grant cycle up to \$30,000.00
- e. Authorization to have the pool liner inspected by the company that installed it in 2017 to make sure there are not any warranty issues. Service rates include, but is not limited to travel mileage, tolls, fees, and lodging costs if applicable, plus 32%, onsite labor of \$148.00 per manhour, and any materials cost plus 32%
- f. Establishment of Escrow PB 22-354, Mohonk Preserve Site Plan Amendment Foothills in the amount of \$1,000.00
- g. Establishment of Escrow PB 22-329, Subdivision: Horsenden/Route 32N in the amount of \$2,000.00, with a replenishment of \$1,000.00

Battery Energy Storage System (BESS):

Joseph Londa spoke to the Board about more batteries being disbursed across NYS in residential and commercial units. NYS is trying to establish permitting for Tier 1 batteries. The proposal for the Town is to modify its existing solar permit to include batteries to make it more universal. Building Inspector Stacy Delarede is currently reviewing the revised permit in preparation for Town Board approval.

Authorization to make final payment:

A motion was made by Supervisor Bettez to authorize making a final payment to Darlind Associates in the amount of \$99,466.36 for the Town of New Paltz Court and Police Facility project. Seconded by Councilwoman Baer, all aye votes cast, motion carried.

At 8:19 p.m. a motion was made by Supervisor Bettez to adjourn the meeting. Seconded by Councilwoman Baer, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Rosenkranse
Town Clerk