



**Public Hearing-Rte. 299 Gateway Rezoning, 7 p.m.  
Town Board Meeting  
September 19, 2019,  
Community Center, 3 Veterans Dr.**

**Present:** Supervisor Neil Bettez, Councilman Dan Torres, Councilwoman Julie Seyfert-Lillis, Councilman David Brownstein and Councilman Marty Irwin.

At 7:14p.m. a motion was made by Supervisor Bettez to open the public hearing on the Rte. 299 Gateway Rezoning. Seconded by Councilwoman Seyfert-Lillis, all aye votes cast, motion carried.

**Public Input:**

Susan Stessin-Cohn (EnCB), Janelle Peotter (EnCB, Climate Smart Coordinator, Bike-Ped Committee) Michelle DiDonna (Brouck Ferris Blvd.), Christine Ransom, Dan Schniedewind and Matt DiDonna all read statements or spoke in support of the Rezoning and Comprehensive Plan Amendments.

Amanda Gotto, Planning Board, spoke in support of the rezoning, with some suggestions made on behalf of the Planning Board.

John Gotto, Town resident, spoke in support of the rezoning but feels it is deficient in the applicant's obligation to conform to existing typography and landscape.

Comments were also received by Cuddy & Feder LLP and Silverberg Zalantis LLC.

At 7:41 p.m. a motion was made by Supervisor Bettez to close the public hearing on the Amendments to the Comprehensive Plan and Rezoning Law. Seconded by Councilman Torres, all aye votes cast, motion carried.

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**Town Board Meeting**

At 7:50 p.m. a motion was made by Supervisor Bettez to open the meeting. Seconded by Councilman Brownstein, all aye votes cast, motion carried.

**Agenda:** +Executive Session, +Attorney-Client Session, Separate item "e" regarding the Mill Brook Preserve from the Consent Agenda. A motion was made by Supervisor Bettez to adopt the agenda as amended. Seconded by Councilman Torres, all aye votes cast, motion carried.

**Public Input:** None

**Hire and Swearing-in of part-time Police Officer:**

A motion was made by Councilman Torres to approve the hiring and swearing in of Michael Rizzo as a part-time Police Officer. Seconded by Councilman Irwin, all aye votes cast, motion carried.

**Discussion-Rezoning Law:**

Attorney Victoria Polidoro and Coordinator Michael Zierler reviewed and answered the questions in Part 2 of the FEAF.

**Attorney-Client Session:**

At 8:56 p.m. a motion was made by Supervisor Bettez to go into Attorney-Client Session with Attorney Polidoro and Mr. Zierler. Seconded by Councilwoman Seyfert-Lillis, all aye votes cast, motion carried.

At 9:53 p.m. a motion was made by Supervisor Bettez to return from Attorney-Client Session. Seconded by Councilman Irwin, all aye votes cast, motion carried.

Mr. Zierler indicated that the comments from the Ulster County Planning Board were favorable and then reviewed the comments in the 9/12/19 memo from the Town Planning Board. Attorney Polidoro will update the law based on the changes made by the Town Board. These changes will not require another public hearing. Part 2 of the FEAF is now complete and the Town Board will vote on Part 3 at the October 3<sup>rd</sup> Town Board meeting.

**Consent Agenda:**

A motion was made by Supervisor Bettez and seconded by Councilman Brownstein to approve and/or authorize the following items as part of the consent agenda. All aye votes cast, motion carried.

1. Approval of minutes: September 5, 2019
2. O'Donnell resignation-ZBA
3. Edmunds upgrade
4. Authorization for the Supervisor to sign the 2019-20 DWI Crackdown Agreement.

**Mill Brook Preserve:**

A motion was made by Councilman Irwin authorizing Town Board member Julie Seyfert-Lillis authority to coordinate all volunteer activities related to the Mill Brook Preserve Inc. trail project on the Town's property. Seconded by Councilman Brownstein, all aye votes cast. Councilwoman Seyfert-Lillis was absent during the vote. Motion carried.

At 10:32 p.m. Councilman Torres left the meeting.

**Solar Facilities at the Town Landfill Site:**

Ad Hoc committee members Cara Lee, Ted Nitza and Janelle Peotter spoke about the history, RFP process and feasibility of this project. The committee chose Sol Systems as the recommended developer.

At 11:13 p.m. a motion was made by Supervisor Bettez to go into executive session with the Solar Ad Hoc committee for the purposes of discussing a contract. Seconded by Councilman Irwin, all aye votes cast, motion carried.

At 12:00 a.m. a motion was made by Supervisor Bettez to come out of executive session. Seconded by Councilman Irwin, all aye votes cast, motion carried.

A motion was made by Councilman Irwin to authorize the Solar on Landfill Ad Hoc Committee to negotiate, for the Town Board's approval, a lease Agreement and other required documents for the development of a solar array on the Town's capped landfill and adjacent lands. Seconded by Councilman Brownstein, all aye votes cast, motion carried.

A motion was made by Councilman Irwin to authorize the Ad Hoc Committee to engage the Town Attorney for advice, review of the lease and any other necessary documents. Seconded by Councilman Brownstein, all aye votes cast, motion carried.

A motion was made by Councilman Irwin to engage Walden Engineering to serve as project manager for the Solar on Landfill project. Seconded by Councilman Brownstein, all aye votes cast, motion carried.

**Warrant:**

A motion was made by Supervisor Bettez to approve the September Warrant in the amount of \$563,692.55. Seconded by Councilman Irwin, all aye votes cast, motion carried.

At 12:05 a.m. a motion was made by Supervisor Bettez to adjourn the meeting. Seconded by Councilman Irwin, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Rosenkranse  
Town Clerk