

Special Town Board Meeting
July 11, 2012
7 p.m.

Present: Supervisor Susan Zimet, Councilwoman Jean Gallucci, Councilman Jeff Logan, Councilman Kevin Barry. **Absent:** Councilwoman Kitty Brown.

At 7:11 p.m., a motion was made by Councilwoman Gallucci to open the meeting with the pledge. Seconded by Councilman Logan, all aye votes cast, motion carried.

Agenda:

+Police structuring update

+ZBA Appointment

A motion was made by Councilman Logan to accept the agenda as amended. Seconded by Councilman Barry, all aye votes cast, motion carried.

Public Comment:

Chris Ullrich, Ed Warzala, Randall Leverette, Everett Payne, Susan Webb, Judy McGuire and Mike F. all spoke against the Mohonk Preserve Foothills Project. Some concerns were relative to prescribed burns and traffic problems. The Town Board was urged not to adopt the resolution. Ron Turner stated that there are illegally parked cars on Mulberry Street, leaving no access for fire trucks, and not enough signs. *(Councilman Logan addressed this issue by stating that he had been there shortly before the meeting and that there were no illegally parked cars. Also, that there is sufficient signage.)*

Resolution/Letter of Support for Mohonk Preserve:

The Town was asked to provide a letter of support in order for Mohonk Preserve to complete an application for a grant. Supervisor Zimet read aloud the resolution:

A motion was made by Councilman Logan for the purposes of discussing the resolution. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

Councilman Barry stated that he wanted to know more about the application itself.

Glenn Hoagland and Jen Garofalini, representatives from Mohonk Preserve, informed the Board and the audience that the Preserve is not asking for an endorsement for the Project, but a letter of support in order for the Preserve to submit the application for a \$500,000 grant. This would help fund the acquisition of land for park improvements to make the land more accessible. The Lenape Lane Bridge would not be removed, but properly restored. The Preserve would ultimately need a lot line revision from the Town Planning Board. The deadline to submit the application is Monday, July 16, 2012.

Councilman Barry asked Glenn and Jen questions and expressed his concerns about the process. He requested to see that the Town and the Preserve have more dialogue to integrate the interests of the community and the Preserve. Councilman Barry stated that taking more land off the tax roll is a critical issue, and that the taxpayers shouldn't bare the burden anymore. He would like to see the \$500,000 come to benefit the New Paltz community directly.

Councilwoman Gallucci confirmed that the money would be used for the following: \$40,000 for the Historic Structure Report, \$150,000 to match OSI, \$310,000 towards the purchase of land. Attorney George Lithco suggested adding to the resolution that the Town Board and the Preserve will meet every 6 months. Councilwoman Gallucci added that those meetings will be strictly dedicated to the discussion with the Preserve.

Supervisor Zimet re-opened Public Comment:

Randall Leverette expressed concern about the noise, litter and the effects that farming would have, given he lives directly across from Pine Road. Randall and Chris Ullrich do not want to see the land sold to a private developer.

Ed Warzala insisted that the passing of this resolution would be an endorsement.

Susan Webb asked why the resolution wasn't more specific.

Councilman Barry would like to see the Town and the Preserve apply for the grant jointly.

Supervisor Zimet suggested an MOU relative to this grant only.

A motion was made by Councilman Logan to adopt the resolution and include the language added by Attorney George Lithco, where both parties agree to enter into a collaborative relationship and meet periodically. Seconded by Councilman Barry, all aye votes cast, motion carried.

Resolution:

WHEREAS, the Mohonk Preserve Inc. is applying to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for a grant under the Environmental Protection Fund for a park project to be located in the Butternut Canaan Foothills (a.k.a. "Mohonk Preserve Foothills") of the Shawangunk Ridge, a site located within the territorial jurisdiction of this Town Board of New Paltz, New York;

WHEREAS, as a requirement under the rules of these programs, said not- for –profit corporation must obtain the support of the governing body of the municipality in which the project will be locate;

WHEREAS, the Town of New Paltz supports the preservation of Open Space and has identified these lands as top priority for protection in the Town;

WHEREAS, the Town supports the Town's Historic Preservation Commission's goal of having a plan for the conservation and preservation of key historic resources, building on heritage and cultural resources of the Town;

WHEREAS, the Town Board recognizes that this project is in the conceptual stage and that further review by the Town will be conducted in regards to specific components of the project. including SEQRA review;

WHEREAS, there will be public participation throughout this process;

WHEREAS, the Town will continue to participate with the Mohonk Preserve and other stakeholders in the planning process for these lands, and review the specific actions proposed by the plan to make sure activities envisioned by the plan are consistent with the Town's Open Space Plan, Farmland Preservation Plan, Comprehensive Plan and general zoning laws, and the representations made by the project sponsor to the Town Board with respect to (1) the proposed use of the grant funds, and (2) the commitment of the Preserve to meet on a mutually agreeable schedule to work collaboratively with the Town Board to address issues of concern to the Town regarding the activities of the Preserve and the use of its lands, including revenue generating opportunities, responsible use, and access management, as will be memorialized in a letter to the Supervisor from the Executive Director of the Preserve;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of New Paltz does hereby express its support for the proposed application, recognizing that actions that will be funded pursuant to the application will be subject to the ongoing Town planning and review process noted above, and hereby authorizes the Town Clerk to send a copy of this resolution to Commissioner Rose Harvey, NYS Office of Parks, Recreation & Historic Preservation in support of the submission of Mohonk Preserve's application for a grant under the Environmental Protection Fund.

Park Point Resolution:

This allows the applicant to apply for a grant, to the extent that there is a Town benefit for Water & Sewer infrastructure. A motion was made by Councilwoman Gallucci to accept the following resolution:

WHEREAS, the Mid-Hudson Regional Economic Development Council has issued a call for economic development projects to be considered for designation as priority projects in the Council's 2012 regional economic development strategy; and

WHEREAS, Wilmorite, Inc. has submitted a proposal to the Town of New Paltz to create a student housing project, to be known as Park Point New Paltz, on land adjacent to the SUNY New Paltz Campus; and

WHEREAS, Wimorite, Inc., as the project sponsor, has expressed its intent to submit the Park Point project to the Regional Economic Development Council for consideration as a 2012 priority project; and

WHEREAS, the project, if approved and developed as proposed, would result in the creation of water and sewer infrastructure consistent with the Town's longstanding zoning of the South Putt Corners Road and Route 32 South corridors for diverse mixed use and commercial development; and

WHEREAS, the proposed infrastructure would facilitate the provision of water and sewer capacity that would allow the aforesaid areas of the Town, which have been zoned for mixed use and commercial development; to be developed for such uses at the densities contemplated by the existing zoning; and

WHEREAS, the proposed project is undergoing environmental review by the Planning Board, as SEQRA Lead Agency, with participation by involved and interested agencies, and the public, that will evaluate any environmental impacts of the project, including the proposed water and sewer infrastructure, and require appropriate mitigating measures to address any such impacts; and

WHEREAS, although the project is only at the initial stage of environmental review, it appears that the Park Point project provides a significant opportunity to advance the general infrastructure and comprehensive planning objectives for this area, as articulated in the draft comprehensive plan, which objectives derive from the Town's longstanding planning, as manifested in and reflected by the Town's existing Master Plan, the Town's existing zoning, and the planning and environmental review conducted for the South Putt Corners Joint Plan, which was the subject of a Generic EIS; and

WHEREAS, a conclusion with respect to the merits of the Park Point New Park project itself would be premature, as the project is undergoing environmental review, but it is the sense of the Town Board that the project, as proposed, is generally consistent with the Town's existing development objectives, as reflected in existing zoning; that the project is located in an area zoned for denser residential development adjacent to the Village, and the proposed water and sewer facilities are necessary to serve such developments;

WHEREAS, the construction of central water and sewer facilities as part of the Park Point project, if approved and constructed, would support the Town's planning for commercial development of this area, and be consistent with the Town's objective to enhance its water and sewer infrastructure, and so encourage the development of rateables in this area, which has been identified as a primary employment area for the Town in the draft comprehensive plan'

NOW, THEREFORE, BE IT RESOLVED the Town Board of the Town of New Paltz does hereby authorize the Town Clerk to send a copy of this resolution to the Regional Economic Development Corporation in support of the submission of the Park Point New Paltz Project for designation as a regional priority project.

Seconded by Councilman Barry, all aye votes cast, motion carried.

UCRRA Host Benefit Payment Negotiations:

Dave Clouser believes the UCRRA has underpaid the Town about \$100,000. A motion was made by Councilwoman Gallucci to authorize up to \$2,500 to bring George Rodenhause in for negotiations with the UCRRA. Seconded by Councilman Barry, all aye votes cast, motion carried.

Retirement Reporting Resolution:

A motion was made by Councilwoman Gallucci to approve the 2011 Resolution RS 2417-A, as presented. Seconded by Councilman Logan, all aye votes cast, motion carried. A motion was made by Councilwoman Gallucci to amend the 2012 Resolution to add Dog Control Officer Jill Shufeldt at a Standard Work Day of 6 hours as a participant in the employer's time keeping system; as well as to amend Carol Connolly to reflect the submission of a 3-month Record of Activity as a salaried appointed official at a standard work day of 8 hours. Seconded by Councilman Barry, all aye votes cast, motion carried. A motion was made by Councilwoman Gallucci to approve the 2012 Resolution as amended. Seconded by Councilman Barry, all aye votes cast, motion carried.

Tax Foreclosure Acquisition and Transfers:

There are 2 properties from the county, 1 is near Sewer 6. Councilman Barry has title reports, currently working with Jim Bacon. Tabled until Special Meeting on 7/18.

Councilman Barry wants Dave Clouser to amend the Town map to reflect individual lots on Rose Lane because a resident cannot build on her lot until it is shown on the map.

Appointments:

A motion was made by Councilman Logan to appoint Ed Burke to the ZBA to finish out Mariann Sennett's term that is to expire 12/2015. Seconded by Councilman Barry, all aye votes cast, motion carried.

Police Structure Update:

Supervisor Zimet gave an update. The Lieutenant is retiring soon. A few officers are out on disability, leaving many openings. The Board will be meeting on 7/18 to address the restructuring of the Police Department, which could mean a possible savings of \$80,000-\$100,000. A motion was made by Councilman Logan that the Town Board authorize the Supervisor in the next meeting with Chief Snyder and Bill Wallens, that no positions will be filled. No second was offered.

At 10:24 p.m., a motion was made by Councilman Barry to adjourn the meeting. Seconded by Councilman Logan, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk