

December 4, 2018 – Joint Meeting

The workshop meeting of the Town Board of the Town of Gardiner was held this evening at the Gardiner Town Hall at 7 PM. Present were Supervisor Majestic, Councilmen Dukler, Reynolds & Wiegand and Councilwoman Walls. There were approximately 13± audience members.

Also present this evening were Planning Board members Paul Colucci, Joe Hayes, Keith Libolt, John Friedle, Carol Richman, Ray Sokolov & alternate Marc Moran. Josh Verluen was absent. ZBA members present were David Gandin, Joe Katz, David Sterman & Ralph Erenzo. Michael MacElhiney was absent.

Members from the Environmental Conservation Commission, Open Space Commission, Parks & Recreation Committee and Building Inspector Andy Lewis were present as well.

Supervisor Majestic called for a moment of silence in memory of our 41st President George Herbert Walker Bush who passed away on November 30, 2018.

HIGHWAY MATERIALS BID

The Town Clerk read the legal notice for the 2019 Highway Materials at 7:05 PM. Bids were received from Grosso Materials, Callanan Industries, Rock Mountain Farms, 209 Materials LLC and Ulster Farms & Materials. All bids were turned over to the Highway Superintendent for review. Bids will be awarded at the next meeting.

JOINT MEETING

Supervisor Majestic created an outline to follow for this joint meeting beginning with:

ANNOUNCEMENTS.

2 new laws were adopted earlier this year. Ethics Law in August and a Planning Board law in Sept. Plans are to have all Ethics Board members appointed by the beginning of the year.

The Open Space Commission has been re-established with 5 members and 2 alternates.

The Environmental Conservation Commission has presented a draft Aquifer Overlay Law which is currently being reviewed by Sterling Environmental. They will assist the Town Board in understanding the law.

STATUS REPORT

There was discussion with the Planning Board Chairman regarding the bookkeeping system. He is unsatisfied with the process of check/reimbursement handling. Accounting is a big problem with him.

Attendance and Educational requirements were also discussed. There seems to be a problem with communicating/notification of completed educational programs by board members.

Communication between Boards is also a problem. Councilman Wiegand stated that applications should be distributed to the Planning Board, the ZBA and the Code Enforcement Officer. Mr. Colucci stated that attorney David Brennan will be sending him an outline on application process from beginning to end within the next 24 hours.

Supervisor Majestic reminded the Planning Board that they are required to hold an organizational meeting once a year. This should be held as a special meeting.

CURRENT PLANNING

Supervisor Majestic spoke about the Zoning Audit and Moratorium. The first step is to set up for an annual review of the zoning code as required by law. There are 3 parts of the code that needs to be reviewed: 1. Definitions related to tourism related businesses. – Camps, Low Impact Recreation, Lodging Facilities, Resorts and Recreational Camps. Ms Majestic suggested

addressing these definitions in the same way the Board approached the Solar Law. This would include 1 or 2 members from the Planning Board and Town Board. The Town Board feels strongly about adopting a moratorium so as to give time to correct the deficiencies in the law. A public hearing has been scheduled for December 11 at 7 PM.

2. Stand-alone short-term rentals (AirBnB) – The Town Board recognizes that there is concern among residents that live nearby to these type of rentals with safety and quality of life. The plan is to address this in a stand-alone law.

3. Addressing the discrepancy in the law regarding accessory apartments by right or special permit on 2-acre vs 5 acre lots. This has been sent to our attorney for review and recommendation. Once this has been received back the Town Board will hold a public hearing to amend the law. A recommendation was made by Ralph Erenzo to create a tourism development plan. Councilwoman Walls produced a zoning audit worksheet for all to work from. A committee of Ralph Erenzo, Keith Libolt and Carol Richman was formed to address the definition deficiency.

Andy Lewis commented that Chapter 200 should be reviewed as well.

LONG TERM PLANNING

Master Plan Review – Councilwoman Walls commented that the current Master Plan is a good plan. Many recommendations were made when first adopted and have not been acted upon. A sample worksheet was handed out outlining each of the 4 sections of the Master Plan and how they may be addressed. Supervisor Majestic suggested that the goals and objectives be reviewed for each of the sections. The Master Plan, Open Space Plan and Zoning Law should be reviewed annually. Creating a Power Point outlining what is in each plan may be helpful to everyone.

MUNICIPAL WATER & SEWER

Gardiner does not have a municipal water supply. Supervisor Majestic believes this is a drawback to economic development in the Town. The Town has access to a tap to the aqueduct on Route 208. She would like to explore utilizing this tap for a Town water supply. This would be a huge undertaking but would be worth investigating.

Currently our Sewer District is at or near capacity. Engineering Firm Pitingaro & Doetsch has been hired to examine the system and propose/recommend an expansion to the system. We are in the early stages of this review.

OTHER COMMENTS

Chairman Paul Colucci commented that the current Hamlet Development Guidelines used by the Town are very generic. Recommended that the Town hire a consultant to create guidelines specific to the Town of Gardiner.

A comment was also made by an audience member that the aquifer in town could be depleted if new apartments and housing are built.

PRIVILEGE OF THE FLOOR

Roberta Clements – commented that the hamlet guidelines currently used is a template for the towns to establish guidelines specific to the town.

John Sansalone – commented water resource studies have been done in the past and are filed in the Town.

ADJOURNMENT

On motion of ZBA Member Joseph Katz, seconded by Councilwoman Walls the joint meeting was adjourned at 8:30 PM.

Respectfully submitted,

Michelle L. Mosher
Town Clerk