

December 3, 2019 – Annual Board Joint Meeting

The Gardiner Town Board met in a joint session with the Planning Board, Zoning Board of Appeals, Open Space Commission and Building Inspector/Zoning Enforcement Officer Andy Lewis.

Present:

Town Board	Supervisor Majestic, Councilman Carucci, Councilman Dukler, Councilwoman Walls, Councilman Wiegand
Planning Board	Paul Colucci, Keith Libolt, Carol Richman, Ray Sokolov, Marc Moran, Ralph Varano, Rebecca Fullam
ZBA	David Gandin, Joe Katz, Michael MacElhiney
Open Space	Jean Ann McGrane, Laura Wong-Pan, Kay Hoiby-Griep, Laura Rose, Linda Geary

There were approximately 4± additional audience members.

HIGHWAY MATERIALS BID OPENING

The Town Clerk read the legal notice for the 2020 Highway Materials at 7:05 PM. Bids were received from Grosso Materials, Callanan Industries, JKN Trucking, 209 Materials LLC, Frank Kortright Excavating, Mombaccus Excavating and E.Tetz & Sons. All bids were turned over to the Highway Superintendent for review. Bids will be awarded at the next meeting.

JOINT MEETING DISCUSSIONS

SEWER TREATMENT PLANT UPDATE

The Town applied and received a \$100,000 grant for an Infiltration & Inflow study of our sewer district. Representatives from Pitingaro & Deutsch have begun the study by locating manholes in the Town. Many were not found. Those that were found could not be opened. The hope of this study is to avoid an expansion of the sewer system.

ZONING CODE AUDIT

At the end of last year, the Town began a review of our zoning code. Board members began with the adoption of a local law addressing accessory apartments on a small-scale lot in the RA District. This law was adopted at the July 12, 2019 meeting. The second part was to review the campground law specifically Chapter 200 and Chapter 220. The Board is working with the attorney and engineer for the Town. Many changes have been made including the creation of a Campground Floating District. The next to be addressed is short-term rental law. Currently there are no regulations. The Town Board will draft a local law addressing this issue.

PLANNING BOARD REPORT

Chairman Paul Colucci stated that the Planning Board has been busy with Heartwood. He spoke about the Article 78 challenging the approval by the Planning Board for this project. There are 2 new members – Ralph Varano and Rebecca Fullam. Consultant Jim Freiband is retiring at the end of the year. Mr. Colucci is currently conducting interviews. A new attorney from Young Sommer is assisting the Planning Board on legal matters. Mr. Colucci has implemented a pre-application meeting with any project before the Planning Board. Mr. Colucci

plans to create a flow chart that will make it easier for an applicant to go through the approval process.

ZONING BOARD OF APPEALS

Chairman David Gandin was present to discuss the Zoning Board of Appeals. Mr. Gandin stated that he has 5 solid members who understand the Town's municipal code. An interpretation that the ZBA made on a specific project resulted in the zoning code audit that the Town is currently addressing. The ZBA may be facing a lawsuit with Lazy River.

OPEN SPACE COMMISSION

Chairman Jean Ann McGrane introduced the OSC members present. The commission is working on conservations easements. They created a template for conservation easements. Ms. McGrane stated that there is a lot of inter- connections with the other boards. The next project is to identify natural resources in the Town. There was a brief discussion on funding.

ENVIRONMENTAL CONSERVATION COMMISSION

Supervisor Majestic stated that the ECC is currently defunct. The commission is a 7-member commission and there are only 3 members at this time.

BUILDING DEPARTMENT/ZONING CODE ENFORCEMENT

Andy Lewis updated the Town Board of the activities in the building department. This has been a very busy year with a lot happening. 240 building permits have been issued and 495 inspections just in this calendar year. As zoning enforcement officer, he has dealt with 29 complaints ranging in severity. He is working with Lazy River to bring them into compliance. In the future Mr. Lewis will be monitoring conservation easements.

OTHER DISCUSSIONS

Parks and Recreation discussion included the possibility of a movie night at the park, the work on the site at the landfill for parking for the trails project and large land parcel preservation like the Hess Farm and Kiernan Farm.

Stub roads and the filing of deeds for the roads were discussed.

Short Term Rental Law was very briefly discussed and plans are to address this law after the new year.

PRIVILEGE OF THE FLOOR

Paul Colucci – asked for an explanation of approval process on the campground law. Supervisor Majestic outlined the process for him. Mr. Colucci stated that he believes that the Town Board is acting as a quasi-Planning Board – doing the role of the Planning Board with issuing the special permit. The role of the Town Board is being mishandled. Also stated that there should be a specific meeting just to discuss zoning changes.

Councilman Wiegand – responded that this process was created with guidance of our attorney and planner.

ADJOURNMENT

On motion of Planning Board Chairman Paul Colucci, seconded by Councilman Wiegand and carried, the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Michelle L. Mosher
Town Clerk