



Town of Mount Hope Comprehensive Plan Update



Comprehensive Plan Update Committee (CPUC) Committee Meeting #8

Mount Hope Town Hall
Thursday, April 20, 2017

Meeting Notes

The following members of the Comprehensive Plan Update Committee (CPUC) were present:

- Dominick Cambareri,
- Daniel Golebiowski,
- Matthew Howell,
- Jim Kowalczyk,
- Lee Runnalls, and
- Ike Palmer

Also in attendance were:

- David Bavoso (Town Attorney),
- Michael Welti (B&L), and
- 3 members of the public/town officials – Mary Beth Horzepa, James Smith, and Brian Carey

The meeting began at 5:10 PM. Mr. Welti welcomed everyone, reviewed the meeting agenda (attached), and began discussion of committee business.

Committee Business

The Committee reviewed the notes from its last meeting (March 22nd) and agreed that they were complete. The notes will be posted on the comprehensive plan page of the Town's website.

Revised Draft Plan – Section 3

Mr. Welti distributed copies of Section 3 of the Revised Draft Plan to those members of the committee who had not had an opportunity to print it from his email yesterday. The Revised Draft contains some changes from the Preliminary Draft discussed last month as well as several new pages that round out the plan recommendations that had previously been in outline form.

Mr. Welti started by going over comments received from members of the committee following the March 22nd meeting. He received feedback via email from Mr. Golebiowski, Mr. Runnalls, Mr. Matt Howell, and Mr. Bavoso.

In response to a comment from Mr. Runnalls about the correct name of a stream mentioned in Section 1 of the preliminary draft, the Committee looked over some Town maps and determined that

it is likely the Little Shawangunk. Mr. Welti said he would try to confirm this for the final draft. He will also make the other change noted by Mr. Runnalls regarding the Village's source of water and fix the small typo on page 13 of the March draft.

The committee discussed Mr. Bavoso's question about the number of lots above which it is recommended that a conservation subdivision be required (page 8 of the April draft). Since five (5) lots are already used as a threshold for recreation fees, the committee decided to change the threshold for requiring conservation subdivisions from four (4) lots to five (5).

Finally, the committee talked about Mr. Howell's question regarding whether the Town Board should be consulted on a case by case basis when the Planning Board reviews applications that intend to take advantage of the incentive zoning provisions recommended on page 11 of the March draft. Mr. Welti explained that the Town Board would set the parameters of the incentive zoning (potential bonuses and required public benefits) when it crafts the zoning law, but it is not always beneficial to have the Town Board involved in individual applications. It really can be done either way. The committee does not need to resolve the question at this time, as the details of how the incentive zoning mechanism would work can be finalized when the zoning amendments that follow this plan are prepared. The committee also discussed Mr. Howell's suggestion that there be a separate plan goal (page 6 of the March draft) that talks about promoting and encouraging appropriate commercial enterprises (local retail and restaurants, small low impact manufacturing or warehouse/distribution) to locate in Mount Hope. Mr. Welti acknowledged that the 5th bullet on the original list of goals touches on this but could perhaps be split into separate goals - one that talks about agricultural related businesses and craft industries and another that talks about small business growth. The committee agreed and Mr. Welti said he would work on suitable language for the final draft.

The committee discussed new portions of Section 3 in the Revised Draft (April 2017). The committee agreed with Mr. Runnalls suggestion that language on page 18 of the April Draft related to groundwater protection be changed from "the Town also wishes to ensure that homeowners in this part of Mount Hope are not adversely affected..." to "the Town also wishes to ensure that homeowners in Mount Hope are not adversely affected..."

In the paragraph on page 21 related to Village expansion, Mr. Howell asked whether this was actually contemplating annexation by the Village or whether the language was referring to the expansion of Village-style development eastward in the Town in the vicinity of the train station. Mr. Welti noted that his intention was the latter and, since everyone agreed that the latter understanding is more appropriate, Mr. Welti agreed to clarify the language for the final draft. It was also noted that the recommendation for transit-oriented development in the train station area is a very long-term recommendation that would require further study by the Town and Village, investment in infrastructure, and substantially improved rail service to/from the Metro NY Region before it could be advanced.

Finally the committee talked about the recommendation for a rural road standard that appears on page 23 of the April draft. Everyone agreed with the intent of this recommendation but there were questions about the current Town standards. Mr. Welti will reach out to the Town Highway

Superintendent – Dean Hassenmayer – for more information on current practices.

The committee agreed to review the April draft further in the days following this meeting. Additional comments and suggestions would be sent to Mr. Welti at B&L by Thursday 4/27.

Next Committee Meeting

The next committee meeting was scheduled for Thursday, May 18th (5:00 PM at Town Hall). At that meeting, Mr. Welti hoped to review a more final version of the Draft Plan and begin discussion of future zoning amendments.

Public Comment

There were no substantive comments from the public.

Adjourn

There being no further business the meeting was adjourned at about 6:45 PM.



**Town of Mount Hope
Comprehensive Plan Update
AGENDA**



**Comprehensive Plan Update Committee (CPUC)
Meeting #8**

Mount Hope Town Hall
Thursday, April 20, 2017 - 5:00 PM

1. Welcome and Agenda Review

2. Committee Business

- ✔ Meeting notes from March 22nd
- ✔ Project website

3. Revised Draft Plan – Section 3

- ✔ Review and Discussion
- ✔ Additional Committee Comments and Suggestions to B&L – by Thursday 4/27

4. Next Committee Meeting

- ✔ Thursday, May 18th?
 - Draft Plan
 - Preliminary Discussion of Zoning Amendments

5. Public Comment

6. Adjourn