



Town of Mount Hope Comprehensive Plan Update



Comprehensive Plan Update Committee (CPUC) Committee Meeting #2 Mount Hope Town Hall Thursday, July 21, 2016

Meeting Notes

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

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

Also in attendance were:

- David Bavoso (Town Attorney), and
- Michael Welti (B&L)

The meeting began at 5:00 PM. Since there were two new members of the committee present, everyone introduced themselves again. The two recently appointed members of the committee – Ike Palmer and Lee Runnalls – are residents of the Village of Otisville and very active in the community. Mr. Palmer is also a member of the Village Board of Trustees. They were welcomed to the group and there was some review of process/procedural items previously discussed at the kick-off meeting in June. Mr. Palmer agreed to obtain a copy of the Village's most recent comprehensive plan to share with the committee.

Committee Business

Mr. Welti reviewed the meeting agenda (attached) and began discussion of committee business. He distributed three-ring binders to the members for them to use throughout this process. As materials are distributed at this and future meetings, committee members will be able to use the binders to keep themselves organized. The second agenda item under committee business – committee membership – was already addressed by the addition of Mr. Palmer and Mr. Runnalls. The committee reviewed and approved the meeting notes from June

9th. The spelling of Mr. Kowalczyk's name was the only revision. Finally, the committee discussed ideas for a project website. Mr. Welti will contact Angie at Town Hall about setting up the project website. The committee suggested that a summary of the process, meeting notes, future meeting dates, the Town's previous comprehensive plan, and interim work products should be posted on the website. It was also suggested that an email address for the committee should be created for the public to submit comments and suggestions. These would be forwarded to the individual members of the CPUC.

Update

Mr. Welti updated the committee about B&L's collection of data and information for the existing conditions portion of the comprehensive plan. He provided copies of some of the initial GIS maps that have been prepared – existing land use, topography, and development constraints. There was some discussion about the tax parcel data and the way some parcels are categorized on the land use map.

Mr. Welti also summarized his discussion with David Church and Fred Budde of the Orange County Planning Department. Mr. Welti met with them earlier in the month to get their perspective on land use planning issues in this part of the county. Several topics we discussed – agriculture and farmland protection, the new 4H facility in Mount Hope, county-owned land, regional trail systems, Metro-North service, commercial solar, infrastructure, etc. The County Planning Department was pleased to be asked for their perspective early in the process and was willing to be of assistance going forward. Mr. Welti also noted that he, along with a junior planner from his staff, had completed a driving tour of the town on a recent afternoon and took many good pictures that can be used in public presentations and in the comprehensive plan document.

The committee discussed a number of items related to the County Planning Department's comments and answered some questions that Mr. Welti had following his tour of the Town. Information gleaned from this discussion included the following:

- Village water – the Village water supply comes from wells located behind Veteran's Park. The Village supplies water to the state prison and to the school complex. The federal prison has its own water supply.
- Farmland protection – there are two adjacent farm parcels in the Town that have applied for state and county farmland protection funds (Purchase of Development Rights – PDR). One is located off of Grange Road and the other off of Mt. Hope Road. Together they comprise approximately 180 acres. The Town Board has supported this application. There was discussion about the need to make it easier for young people to get into farming as the Town's farming population ages. Tools such as PDR and other incentives can help with this transition. Right-to-Farm laws were also discussed and it was noted that the Town does not currently have a right-to-farm law.
- Former NYC bio-lab property on Old Mountain Road north of the Village – the history

- and current dilapidated condition of these buildings was discussed briefly.
- Commercial solar – the locations in the Town of two proposals for commercial solar were identified in response to a question by Mr. Welti. The committee briefly discussed the Town’s moratorium on commercial solar and whether the topic of zoning for commercial solar should be addressed concurrently with the preparation of the comprehensive plan or following completion of the plan. Mr. Welti and Mr. Bavoso agreed that either approach would be possible and that a number of resources/sample codes are now available to consider if the Town Board wanted to do so. The committee agreed to think about this; and someone suggested that commercial solar should be considered in the context of other emerging, renewable energy technologies that could impact the community (such as wind).

Community Workshop

Mr. Welti explained that the committee’s first public workshop would be organized to provide some background information about the comprehensive plan process and to identify issues of concern that should be addressed through the plan. He described how this type of workshop is typically run and suggested that the committee host this initial workshop in September.

The Committee decided that the meeting should be held at the Community Center across from the state prison (7 Baker Street). Three dates were proposed – September 14th, 20th, or 22nd. Mr. Welti will contact the Town Clerk to check on the availability of the Community Center and select one of those dates. He will let the committee know as soon as it is booked. It was decided that the workshop should start at 7:00 PM and end by about 9:00 PM.

The Committee discussed publicity for the workshop. In order to get as much public turnout as possible, the Committee will try to get the word out a number of ways. They will look into getting an article in the O-Voice (local newspaper). B&L will prepare a press release and will create a flyer for committee members to post in public places around Town. The Town will also use its electronic message boards and signs at the Fire House and Town Park to post information about the upcoming workshop.

Next Steps

The committee will hold its next working meeting at Town Hall on **Thursday, September 29th at 5:00 PM**. The agenda will include a discussion of the community workshop results and the preliminary inventory work. Mr. Welti said that B&L will send the committee draft inventory materials to review in advance of the committee meeting.

Mr. Wayne Howell reported that he discussed the comprehensive plan process with the Planning Board at their last meeting. The Planning Board expressed interest in learning more about clustering and also suggested that the CPUC look at the plans and zoning in areas of adjoining municipalities that are adjacent to Mount Hope to ensure that what is suggested in

Mount Hope's plan makes sense in relation to what those Towns are doing.

It was noted that Orange County Planning and CCE are hosting a free seminar on Solar "Farming" in Goshen on August 1st. A number of members of the committee expressed interest in attending this seminar.

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



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



**Comprehensive Plan Update Committee (CPUC)
Meeting #2
Mount Hope Town Hall
Thursday, July 21, 2016 - 5:00 PM**

1. Welcome and Agenda Review

2. Committee Business

- ✔ Committee binders
- ✔ Committee membership
- ✔ Meeting notes from June 9th
- ✔ Project website – contact person

3. Update

- ✔ Data collection - GIS mapping
- ✔ Meeting with Orange County Planning Department
- ✔ Driving Tour

4. Community Workshop

- ✔ Purpose – Info about the comprehensive plan process, issues identification
 - What's working? What are the things about Mount Hope that you value or cherish?
 - What's not working? Thinking about the future of Mount Hope, what are your concerns?
- ✔ September ____, Time____, Location _____
- ✔ Publicity – general and targeted

5. Next Steps

- ✔ Set next committee meeting – September / October ____ (immediately following the workshop?)

6. Public Comment

7. Adjourn