



## Town of Mount Hope Comprehensive Plan Update



### Comprehensive Plan Update Committee (CPUC) Committee Meeting #4

Mount Hope Town Hall  
Thursday, October 27, 2016

#### Meeting Notes

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

- Dominick Cambareri,
- Daniel Golebiowski,
- Matthew Howell, and
- Ike Palmer

Also in attendance were:

- David Bavoso (Town Attorney),
- Michael Welti (B&L), and
- 4 members of the public/town officials – Jeanne Zoll, Barry Moore, Alan Lewis, and Julie Musial

The meeting began at 5:00 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 (September 29<sup>th</sup>) and agreed that they were complete with one minor edit on page 5. The notes will be posted on the comprehensive plan page of the Town's website. Mr. Welti told the committee that the notes from the July 21<sup>st</sup> committee meeting and from the Public "Issues Identification" Workshop on September 20<sup>th</sup> were posted on the website following the September committee meeting.

#### Inventory and Analysis (initial draft)

Mr. Welti reviewed the initial draft of the inventory and analysis document with the committee (eventually this will be a chapter of the plan). The draft had been sent by email to the committee last week. He noted that it was still a work in progress and that he welcomed comments, suggestions, and questions from the committee. They went through the document section by section and discussed several items including:

- Population projections from Orange County – these seemed a bit high. Mr. Welti will review the data and adjust accordingly
- Town Finances – Mr. Welti noted that information has been obtained from the NYS Comptroller’s office and this section will be completed in the next draft.
- Current Land Use Patterns – Instead of saying “recent tax parcel data”, the year of the tax parcel data used for this map will be added to the text. The definition for “Not Classified” on Table 2 will also be provided, and the title block on this map (and the other maps) will be fixed.
- Land Use Regulations – Mr. Welti noted that additional information comparing some of the attributes of the various zoning districts would be added to this section. For example, in light of public concerns about the preservation of rural character it would be useful to know the area and bulk requirements for the Rural Agriculture and the Residential zones. Mr. Welti will also contact Wayne Howell to discuss the differences between the RP-1 and RP-2 Districts.
- Environmental Features – It would be helpful to label some of the larger waterbodies on the Environmental Features map. Mr. Welti will also determine whether NWI wetlands are included on the map in addition to NYSDEC regulated wetlands. Other information that the committee was interested in seeing on this map, or separate ones if needed, was: stream classifications and agricultural soils.
- Recreation – it was noted that there is only one pavilion at Veterans Memorial Park in Otisville. There is, however, a building with restrooms that is not mentioned in the list of amenities at this park.
- Transportation and Infrastructure – it was noted that the Hidden Valley development has a special district for sewer service but water is still provided through a private system. It is expected that the private water system will one day become the Town’s responsibility (like the sewer system) and a water district will need to be created.
- Cultural and Historic Resources – in response to a comment at the public workshop, it was agreed that some information about the town’s role in assisting residents with obtaining library passes to the regional system should be added to this section.

In order to give committee members more time to review the initial draft inventory and analysis and to provide comments and suggestions to B&L, it was agreed that the committee could send comments to Mr. Welti through Monday, November 7<sup>th</sup>. That would allow enough time for B&L to incorporate the comments and suggestions into a revised draft in advance of the next committee meeting. Mr. Welti agreed to email the entire committee the November 7<sup>th</sup> date tomorrow.

In response to a question from Mr. Moore, Mr. Welti stated that the current version of the draft inventory and analysis would not be made available to the public. However, when the draft has been refined with the benefit of committee input, it will be made available on the Town website (perhaps in December or January).

### Community Visioning Workshop

Mr. Welti noted that the Community Center has been reserved for the next public workshop. The “Community Visioning” workshop will be held there on Tuesday, December 13<sup>th</sup> from 7:00 PM to 9:00 PM. He gave a general description of the probable format for this workshop, but this will be discussed further at the next Committee meeting. The committee discussed publicity for the workshop. The meeting date/time will be added to the Town website soon. A press release and flyer will also be developed. The flyer would be suitable for email distribution and could be printed and posted in public locations around town such as: local businesses (with permission), the senior center, the train station, the post office, etc. The date will be added to the sign in front of Town Hall and will be announced at the Town Board meeting on December 5<sup>th</sup>. Publicity materials will be prepared between now and the next committee meeting.

### Possible Plan Concepts

Going forward, a portion of upcoming committee meetings will be devoted to discussing possible plan concepts that could be considered for the plan. Tonight, Mr. Welti wanted to discuss Conservation Subdivision Design – a tool/technique that has been in existence for many years and that could help Mount Hope address, in part, one of the primary concerns raised by the public: preservation of the Town’s rural character. Earlier this week, Mr. Welti sent (with the author’s permission) a chapter from Randall Arendt’s *Rural by Design* (second edition, 2015) that describes this technique. He also brought to this meeting several copies of a short publication by the Natural Lands Trust, a Pennsylvania land conservancy, entitled *Growing Greener: Conservation by Design* (2009). Mr. Welti used these documents to describe how Conservation Subdivision Design works. The committee was very interested in this information and asked a number of questions about ownership of conserved lands, conservation easements, determining density, compatibility with septic systems, etc. This was a very productive discussion and the committee felt that this technique is worthy of consideration as it moves forward with the comprehensive plan. It was agreed that this should be one of the topics for discussion at the next public workshop.

### Next Steps

The next Committee Meeting is scheduled for November 30<sup>th</sup> (5:00 PM at Town Hall). Because of the holidays and the upcoming Visioning Workshop on December 13<sup>th</sup>, there will not be a Committee Meeting in December. Instead, there will be a Committee Meeting on January 5<sup>th</sup> (5:00 PM at Town Hall). It is hoped that Lee Runnalls, who spends part of the fall and winter in Florida but will be in Town for the holidays, will be able to attend the January 5<sup>th</sup> meeting.

### Public Comment

At the conclusion of the meeting, there were a few questions from the public and discussion of

these questions and other topics by the committee. Discussion included:

- A question about whether accessory apartments would be a consideration in the plan. Ms. Musial noted that these can be a very beneficial source of affordable housing and that there are already a number of such apartments existing (unlawfully and without checks for building code compliance) in the town. It might be better to legalize such apartments and ensure that they are code compliant. Mr. Welti agreed that such units can be a very beneficial source of affordable housing and that this should be considered.
- Mr. Matt Howell suggested that the committee consider whether the Town should develop additional rules for dealing with abandoned homes and properties.
- There was a discussion about water conservation. In particular, there is concern about the aquifer associated with the Indigo lands in the southeast corner of Mount Hope. The City of Middletown has permission from the County to investigate this potential water source but not final permission to use it. There was further discussion about how the Town can protect landowners in the vicinity and ensure that adequate water quantity and quality remain. Perhaps it would be worth it for the Town to conduct its own aquifer study.
- In terms of preserving rural character, it was suggested that the Town could be more pro-active working with landowners to provide information about conservation options. Perhaps coordinate educational sessions with the land trust, the county, etc. A recent example of the Town taking an active role in land conservation was also described – a 30 +/- acre parcel purchased by the Town at County tax auction that will be sold to NYS and added to the Huckleberry Ridge State Forest.
- There was discussion about the Village's Parks Master Plan – it includes a concept for a trail linking the Veterans Memorial Park to the Town Park. It was suggested that we speak to Lee for details – he might have a copy.
- Mr. Lewis asked whether the plan will include ideas for commercial/light industrial uses that would enhance the town's ratables – there could be low impact businesses that would add to the tax base. It was noted that this is something the committee would also like to see and that it will be a consideration in the plan.
- Mr. Lewis also asked about whether there are open space requirements in the Town's zoning now. Aside from the recreation requirement in the subdivision regulations, there is no other requirement.

### Adjourn

There being no further business the meeting was adjourned at about 7:00 PM.



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



**Comprehensive Plan Update Committee (CPUC)  
Meeting #4  
Mount Hope Town Hall  
Thursday, October 27, 2016 - 5:00 PM**

**1. Welcome and Agenda Review**

**2. Committee Business**

- Meeting notes from September 29<sup>th</sup>
- Project website

**3. Inventory and Analysis (initial draft)**

- Review and discussion

**4. Community Visioning Workshop**

- Tuesday, December 13<sup>th</sup> – 7:00PM to 9:00PM @ Community Center
- Meeting Format
- Meeting Publicity – website, press release, flyers, e-distribution, other?

**5. Possible Plan Concepts**

- Introduction to Conservation Subdivisions

**6. Next Steps**

- Set next committee meetings – November 30<sup>th</sup>? January 5<sup>th</sup>?

**7. Public Comment**

**8. Adjourn**

