

March 6, 2007 – Workshop Meeting

The workshop meeting of the Gardiner Town Board was held this date at the Gardiner Town Hall at 7:00 PM. Present were Supervisor Zatz, Councilmen Katz & Bialecki and Councilwomen Lemmon & Kern. There were approximately 34 audience members.

Supervisor Zatz made several announcements and then called the meeting to order.

NEW BUILDING DEPARTMENT FEES

With the adoption of Local Law # 11-2006, the building inspector will be required to conduct fire safety and property maintenance inspections on all public places. Building Inspector Donald Otis has proposed two separate inspections each requiring a fee. The first would be an annual inspection of public assembly at a cost of \$25/year. The second inspection would be a 36 month inspection of all commercial/residential complex property maintenance at a cost of \$50/year. On motion of Councilwoman Lemmon, seconded by Councilman Katz and carried, authorization was given to collect such fees and required.

WATER QUALITY AND ENVIRONMENTAL MONITORING

The Department of Environmental Conservation is requiring a new format for reporting of water quality and environmental monitoring at the Landfill property which will cost \$1,400.00. Since this is a requirement, Supervisor Zatz motioned to accept the new format and the cost of \$1,400.00 as required. Seconded by Councilman Bialecki and carried.

HAMLET CROSSWALK

Resolution No. 60 – Offered by Councilman Katz

In the Matter of a Crosswalk on State Route 44-55 in the Hamlet of Gardiner

WHEREAS, a number of new businesses have recently opened along State Route 44/55 in the hamlet of Gardiner, creating an increased amount of pedestrian traffic and safety concerns that need to be addressed as soon as possible; and

WHEREAS, the Town of Gardiner was added to the Transportation Improvement Program today, March 6th, 2007, for their sidewalks and drainage project but it is not anticipated that construction will begin until, at the earliest, 2008; and

WHEREAS, the Town has already produced engineer drawings (see Overall Layout Plan dated 8/29/06) outlining the proposed crosswalk, along 44-55, west of the Post Office.

NOW, THEREFORE, THE TOWN BOARD FINDS AS FOLLOWS:

1. The Hamlet of Gardiner and its businesses would benefit from a crosswalk by the post office as outlined on the overall sidewalk layout plan dated August 29th, 2006. Given the safety issues, and potentially lengthy wait for the completion of the full sidewalk and drainage project, the Town Board would like to put in a temporary crosswalk as soon as possible.
2. Given that this is a State Route, the Town Board respectfully requests that the State Department of Transportation review the proposed change, at their earliest convenience, and inform the Town if it can proceed as proposed.

Seconded by Councilwoman Kern and carried.

PUBLIC HEARING – TODD MATHEWS TIMBER HARVESTING SPECIAL PERMIT 7:15pm

A public hearing on an application of Todd Mathews for a timber harvesting permit was held this evening at 7:15 PM. The Town Clerk read the legal notice and Supervisor Zatz read through the application. The plan is to do a selective harvesting of trees on a 102 acres parcel located on Burnt Meadow Road. Approximately 30 acres will be affected with the removal of 295 trees. Mr. Mathews timber harvester Jude Zicot explained it would take approximately 2-3 weeks to complete. He stated the

harvest area was more 100 feet from the river. Councilwoman Lemmon reviewed the section of law that addresses timber harvesting and stated that the map presented needs to reflect the buffer areas from adjacent properties and the river. Questions and comments were as follows:

Louise Trancynger – frozen ground is crucial to the harvesting process.

David Wingfield – his concerns are with the buffers.

Board members agreed that the map must be corrected and would also like an opinion of the Planning Board. The public hearing was held opened to next week. Mr. Mathews and Mr. Zicot will re-submit the map with the required corrections.

OHIOVILLE ACRES

Councilwoman Kern again addressed the discrepancy of affordable housing on the Ohioville Acres project as required by the hardship waiver and the actual plan, as noted in a recent newspaper article. Attorney Dominic Cordisco clarified on behalf of the Developer their plan for workforce housing. He reviewed the timeline from sketch plan approval in March 2005 to the present. Currently the Planning Board has approved this project as a 62 lot subdivision reduced from the original 138. By right the Developer can construct two family homes on each lot of this subdivision. Board members discussed at length the density of this project, and how 1200 square foot affordable houses will evolve from this changed plan. They also discussed that the conditions of this project have changed, so should the waiver. No decisions were made and Board members agreed to close discussion for tonight, continue next week and come up with a plan to move forward.

ZONING UPDATE

Councilman Bialecki presented 3 versions of the zoning maps. There was a lengthy discussion of the locations and size of the SR district. Board members agreed, for public hearing purposes, option #3 of the prepared maps. Other issues discussed were the Cell Tower law, notification law, driveway law, a habitat law and SP zoning. There are still several issues for Joel to address. A special meeting was scheduled for Tuesday March 13 at 9:30 AM.

PRIVILEGE OF THE FLOOR

Tony Osborne – asked why the Town was re-visiting the transfer station property site for the cell tower.

ADJOURNMENT

On motion of Councilwoman Kern, seconded by Councilman Katz and carried, the meeting was adjourned at 10:10 PM.

Respectfully submitted,

Michelle L. Mosher
Town Clerk