



## **Town Board Regular Meeting**

**Tuesday, March 21, 2023**

**This regular meeting was held in person and began at 6:00pm**

### **CALL TO ORDER**

Supervisor Parete called the meeting to order at 6:01pm and Councilwoman Foote lead the Pledge of Allegiance.

### **ROLL CALL**

Town Clerk Moody took roll call:

Supervisor Parete – Present

Councilwoman Foote – Present

Councilman LaFera – Present

Councilman Davenport – Absent

Councilman Tim Hunt – Present

**Also, Present:** Heather Moody; Town Clerk/Tax Collector

### **MARBLETOWN HOUSING COMMITTEE PRESENTATION:**

- Two members of the Marbletown Housing Committee, Vin Martello and Marian Martinez, presented a slide show on the results of the Housing Survey that went out to the community along with their recommendations to the town board. Ted Fink, also joined via Zoom. Copy of the presentation can be found on the town website, [www.marbletown.net](http://www.marbletown.net) or in the Town Clerk's office.
- 474 responses were received out of the population of approximately 5,800. Mostly 35+ with the largest percentage of people responding were 65 and up. 45% work full time, 15% part time and 40% were retired. 24% had a yearly income of \$50,000 or less; 28% were between \$50,000-\$100,000; 23% were between \$100,000 - \$150,000 and 25% were \$150,000 or more. 90% of the responders were homeowners; 5% renters and 5% other. 80% of the responses said there was not enough adequate, affordable housing in Marbletown; 35% somewhat stable to insecure in current housing or 35% housing stressed. 55% would be open to new types of well-designed, energy-efficient and affordable housing.
- Approach to recommendations would be to – 1. Increase overall housing stock; market rate and affordable. 2. Diversify housing stock to meet many price points and needs – missing middle and 3. Facilitate development of affordable housing.
- The recommendations were developed by researching best practices in encouraging housing, joined Ulster County Housing Smart Communities and reviewed their recommended actions, selected most appropriate recommendations to our community and reviewed with Ted Fink.
- Recommendations include:
  - Establishing a housing fund/trust or joining Ulster County Trust,
  - Increasing the mandatory percentage of affordable units in all major subdivisions,
  - Allow uses compatible with the scale, density and architectural character of the hamlets & in designated locations,
  - Adopt an affordable housing overlay zone district,

- Streamline the development process,
- Identify soft sites for development,
- Enact vacant structure registry,
- Implement a housing rehabilitation program,
- Create a home-share program,
- Enact density transfer program,
- Enact countywide future development plan,
- Revise ADU language to allow without restrictions,
- Consider partnership with entity to facilitate ADU construction (permitting, financing, etc.) like UC Plus One,
- Encourage school district to adopt multigenerational housing tax exemption and
- Strengthen short term rental enforcement.
- Programs to consider:
  - Ulster County Affordable Rental Upgrades Program (ARUP)
  - Governor Hochul's Housing Funding
- Next steps – Mapping exercise to ID soft sites & potential charrette, Town Board to consider some of the easy to implement recommendations, Town and Ted Fink to review zoning related recommendations and work with Ulster County Housing Smart Communities.
- Supervisor Parete and the town board thanked Vin, Marian and Ted for the presentation and their time.
- *There were some technical difficulties during the housing presentation on Facebook Live, unfortunately there was a fan creating background noise and it was not discovered until the presentation was over.*

#### **MEETING MINUTES:**

- Councilman LaFera made a motion, seconded by Councilman Hunt to approve the meeting minutes from 3/7/2023 4-0 Aye; 1 Absent; motion carried.

#### **APPROVAL OF VOUCHERS & AMENDMENTS**

Town Clerk Moody stated there were no amendments from the 3/7/2023 vouchers.

Town Clerk Moody submitted the following vouchers for approval:

<b><u>March 21, 2023</u></b>	<b><u>Vouchers</u></b>	<b><u>Total Payment</u></b>
<b>General Fund</b>	<b>V#136-186</b>	<b>\$53,101.92</b>
<b>Highway Fund</b>	<b>V#69-91</b>	<b>\$36,472.93</b>
<b>High Falls Water District</b>	<b>V#23-29</b>	<b>\$15,333.27</b>
<b>RMC</b>	<b>V#24-41</b>	<b>\$18,270.16</b>
<b>Marbletown Fire Protection District #1</b>	<b>V#10-11</b>	<b>\$15,969.52</b>

A motion was made by Councilman LaFera and Seconded by Councilwoman Foote to approve these vouchers.

Councilman Davenport	Voting <u>Absent</u>
Councilman LaFera	Voting <u>Aye</u>
Councilwoman Foote	Voting <u>Aye</u>
Councilman Hunt	Voting <u>Aye</u>
Supervisor Parete	Voting <u>Aye</u>

**4-0; 1 absent; motion carried.**

- Supervisor Parete pointed out that the Marbletown Fire Protection District #1 had a one-time expense for Ulster County Self Insurance.

**PUBLIC COMMENT:**

- No public comments on the resolutions.

**RESOLUTION #42-2023; SETTING THE PUBLIC HEARING DATE FOR THE PROPOSED LOCAL LAW NUMBER \_\_\_\_ OF 2023, A LOCAL LAW KNOWN AS “PRIOR WRITTEN NOTICE”**

The following Resolution was offered by Councilman Hunt and seconded by Councilwoman Foote

**WHEREAS**, the Town Board finds it to be in the best interests of the residents of the Town of Marbletown to adopt Local Law \_\_\_\_ of 2023, known as **A Local law providing for written notification of defects and obstructions on town highways, bridges, streets, sidewalks, crosswalks, and culverts in the Town of Marbletown.**

**NOW THEREFORE, BE IT RESOLVED** as follows

1. Schedule a Meeting of the Town Board, Town of Marbletown on April 4, 2023, for the purpose of holding a Public Hearing.

2. A public hearing will be held by the Town Board on April 4, 2023, at 6:00 PM local time at the Rondout Municipal Center, 1915-1925 Lucas Avenue, Cottekill, NY, to hear all interested parties on the proposed Local Law #\_\_ of 2023 entitled **“A Local Law # \_\_, 2023 providing for written notification of defects and obstructions on town highways, bridges, streets, sidewalks, crosswalks, and culverts in the Town of Marbletown.**

3. The Town Clerk is directed to advertise such public hearing in the official newspaper of said Town, on the website of said Town and is directed to refer the proposed local law to all municipalities adjacent to the Town and any other applicable entities as required.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Councilman Davenport	Voting <u>Absent</u>
Councilman Lafera	Voting <u>Aye</u>
Councilwoman Foote	Voting <u>Aye</u>
Councilman Hunt	Voting <u>Aye</u>
Supervisor Parete	Voting <u>Aye</u>

**4-0; 1 absent; Resolution #42-2023 was thereupon adopted.**

- Supervisor Parete stated the town’s insurance carrier recommended we adopt this law. This proposed law says that before someone can sue the town, we need prior written notice of the defect. This will apply to roads, culverts, bridges, crosswalks and sidewalks. Parete added that the Town Clerk will keep a record of all notices received directly from the Highway Superintendent and/or citizens. The Town Clerk will then present to the town board within five days of the defect or at the next succeeding town board meeting.
- Supervisor Parete said he would discuss with George Dimler, Highway Superintendent.

**PUBLIC COMMENT:**

- No public comments.

**OTHER TOWN BUSINESS:**

- Supervisor Parete said that March is typically a quiet month.
- Supervisor Parete said they are working on Plan B that was requested by the DEP pertaining to the water leaks in the community.

- Town Clerk Moody announced that the Easter Egg Hunt will be on Friday, April 7<sup>th</sup> at 10:30am at the town park. Please contact Jill or Jess in the Youth & Rec office to sign up, via email or calling the office.

**Motion to adjourn:** There being no further discussion Supervisor Parete made the motion to adjourn the meeting, seconded by Councilman LaFera; 4-0 Aye, 1 absent, motion carried. The meeting adjourned at 7:32pm.

Respectfully submitted,  
Heather Moody  
Town Clerk/Tax Collector

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