

# **Saugerties Conservation Advisory Commission**

September 25, 2024 Zoom Video Conferencing

## **MINUTES**

### **CLIMATE SMART TASK FORCE 5:00 pm Start**

Present: Skip Arthur, Mike Harkavy, Ken Goldberg, Elizabeth Shafer, Carole Furman, Linda Armour, Leslie Surprenant, Kathleen Gray, Mary McNamara, Zach Horton, Bill Barr, Nicole Roskos

### **Approval of August 15, 2024 Minutes**

The previous meeting minutes were reviewed and approved with minor corrections.

### **Questions and discussion of Winston Farm DGEIS**

Skip announced that Adriana would not be attending the meeting as planned, as she is making comments to the town board first before addressing the CAC's questions.

Skip presented group's questions: What is the DGEIS's definition of "open space" and whether it includes undisturbed, contiguous, non-fragmented areas, or if residential lots are counted. There were significant discrepancies between the 583 acres (71.9%) of open space claimed by the applicant versus the 227 acres (27%) shown on the map. The group wanted clarification on how open space is defined and calculated.

The group questioned why the Traditional Neighborhood Development (TND) alternative, which offers 75% open space, was not analyzed in the same depth as the other alternatives. The alternatives differ from 'As Of Right', which is what can be developed without any zoning modifications. They want to understand if the TND or other alternatives can be considered as options for the zoning change, with the same level of analysis as the preferred plan. Zach agreed it was a reasonable request.

Skip presented group's question: How the Comprehensive Plan's definition of open space is related to the proposal. Do open space requirements apply under the current zoning to subdivisions? Mike noted the difference between the terms 'open space' and 'conservation zones' in the proposal was unclear.

Question was raised whether the development would comply with the 2019 New York Climate Leadership and Community Protection Act, and what specific mitigation plans are in place, such as on-site renewable energy production. Mike questioned how the project would address energy requirements if Central Hudson couldn't meet the supply. Carole asked that Net Zero be part of the conversation. The group also wanted to understand the impact on carbon sequestration from tree removal.

Skip brought up discrepancies between the DGEIS stating insufficient water capacity, and the applicant's claims of having adequate water rights and plans to work with the village. Mike questioned how the village could supply the development. Ken recalled that in previous proposals, the developers claimed they would be self-sufficient in terms of water capacity. Bill read from a letter of intent in which the developers intended to retain all water rights from the property and potentially connect to the village infrastructure. The task force would want clarity on the water supply plan.

It was mentioned whether the town will require a certain percentage of the housing to be dedicated to affordable, workforce, or senior housing as part of the zoning change.

Elizabeth requested visual aids, such as overlays and comparisons to familiar local sites, to better understand the scale and visual impact of the proposed 5,000-seat amphitheater and other development elements.

The group expressed concerns about the adequacy of the traffic studies, noting that they do not sufficiently consider the impacts on outlying areas like Barkley Heights and the village, where traffic and parking are already challenging.

Mike questioned how the town will ensure cohesion and conformity across the 11 different property parcels that make up the Winston Farm site, given the segmented development approach. Bill brought up the possibility that the property would be sold in an undeveloped form. If so, how would any conformity be established among the disparate parcels.

### **Lower Esopus Stream Management Plan (LESMP)**

Skip reported that he had a conversation with Patrick Landeway and described the plan as a cooperative partnership with seven different communities that are involved along the Lower Esopus and the amount of money that can be used to leverage additional funds to do projects along the Hudson. He recommended that the CAC should advise the Town Board to support the plan with the understanding from Zach that it will be positively received.

### **Town Liaison Report**

Zach reported that Market Street in Glasco is in need of dire repair. He mentioned that Senator Hinchey and Assemblymember Shrestha have been instrumental in \$200,000 potential funding for upgrades at JC Field in Barclay Heights.

### **Announcements**

Skip brought up the Shredding Event, October 5<sup>th</sup> from 10am to 1pm at the Kingston Public Library. Linda mentioned that was the same day as the second Repair Café in Saugerties.

Kathleen informed the committee that, although there have been issues between the dealer and NYSEDA, the money for the electric vehicles has been appropriated and they are moving forward on the two that are allocated.

Linda asked about being formally a member of the CAC and was accepted.

### **Adjournment**

Mike moved with Skip seconding.

Adjournment at 6:45 pm

*Prepared by: Kevin Freeman, Secretary*