

**PUBLIC HEARING**  
 PROPOSED SPECIAL USE PERMIT  
 MASON'S RIDGE WORKFORCE HOUSING PROJECT  
 WEDNESDAY, DECEMBER 2, 2009, 7:00 P. M.  
 NEW WINDSOR TOWN HALL  
 NEW WINDSOR, NEW YORK

**BOARD MEMBERS PRESENT:** Supervisor Green, Councilwoman Mullarkey, Councilwoman Weyant, Councilwoman Biasotti, Councilman Lundstrom

**OTHER OFFICIALS PRESENT:** Town Attorney Blythe, Police Chief Biasotti

**SALUTE TO FLAG**

Supervisor Green called to order a Public Hearing regarding a proposed Special Use Permit for Mason's Ridge workforce housing and presided over same.

The Town Clerk presented proof of publication as required by law.

Larry Wolinsky, an attorney with Jacobowitz and Gubitza introduced several people who were present at the meeting including Dawn Kalisky, project engineer from Lanc and Tully; AJ Coppola, the project architect from Coppola Associates and Larry Regan, the applicant for the project. Mr. Wolinsky said they were present at tonight's meeting as part of the review process required by the town's local law. He explained that Mason's Ridge is an 84 unit workforce housing project formed under the newly established workforce housing law and tonight's public hearing was only for the issuance of a special use permit for the project. The Town Board had done a general review of the project in October 2009 and determined that the siting of the project was appropriate. The applicant has also been before the Planning Board several times for a site plan review. The Orange County Planning Department recommended approval for the project relating to site plan issues only. A SEQR determination was issued by the Planning Board finding that the project will not result in a significant adverse environmental impact. That brings us the process up to the present.

Dawn Kalisky said that these were townhouse style units with a total of eleven buildings plus a community building with an interior looped road which will remain private, sidewalks will be located throughout the development and municipal water and sewer will be available. There will be stormwater drainage following NYS DEC guidelines. In addition to the infrastructure, the development itself will have recreational facilities, both indoor and outside areas.

Mr. Wolinsky added that these are all single family homes with their own front doors and rear patio areas. Supervisor Green asked how many bedrooms were in the units and Mr. Wolinsky replied that there will be one, two and three bedroom units.

Jim Dittbrenner asked about the maximum income level. Mr. Wolinsky said the median is about \$100,000. He said they have not put in any applications for funding yet.

Hearing no one else wishing to speak, Supervisor Green entertained a motion to close the Public Hearing.

**MOTION - CLOSE PUBLIC HEARING**

Motion by Councilwoman Mullarkey, seconded by Councilwoman Weyant that the Town Board of the Town of New Windsor close the Public Hearing for a Special Use Permit for Workforce Housing adjacent to NYS Route 32 in the Town of New Windsor and commonly known as Mason's Ridge at 7:15 p.m.

*Roll Call: All Ayes*

*Motion Carried: 5-0*

**MOTION - AUTHORIZE ISSUANCE OF SPECIAL USE PERMIT - MASON' RIDGE WORKFORCE HOUSING DEVELOPMENT**

Motion by Councilwoman Mullarkey, seconded by Councilwoman Weyant that the Town Board of the Town of New Windsor adopt the following resolution:

**WHEREAS**, heretofore the Town Board has considered granting a special use permit for the proposed "Mason's Ridge Multi-Family Residential Site Plan"; and

**WHEREAS**, an application was made to the Town Board of the Town of New Windsor for a special use permit by Regan Development Corp. (the "applicant") for a special use permit and site plan approval for an eighty four (84)-unit multi-family Workforce Housing Development, pursuant to Town of New Windsor Zoning Law §300-31; and

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**WHEREAS**, following due notice the Town Board held a public hearing on December 2, 2009 on the proposed special use permit; and

**WHEREAS**, the subject site consists of +/- 12.6 acres of land, is comprised of one tax map parcel in the Town of New Windsor identified as section 9, block 1, lot 110 (SBL 9-1-110) and is located on NYS Route 32 in the Town of New Windsor, New York; and

**WHEREAS**, the applicant has also applied to the Planning Board for site plan approval; and

**WHEREAS**, the proposed development is subject to the Town of New Windsor Zoning Law §300-31 setting forth the requirements applicable for Workforce Housing; and

**WHEREAS**, the Planning Board declared its intent to serve as lead agency under SEQRA and as SEQRA Lead Agency for a coordinated review, on November 19, 2009, adopted a negative declaration finding that there would be no significant adverse environmental impacts associated with this action; and

**WHEREAS**, New York General Municipal Law § 239 requires the referral of both the special use permit and site plan applications to the Orange County Planning Department ("OCPD") for its review and comment, which referral was made by letter dated September 23, 2009 and OCPD responded on October 23, 2009 recommending approval subject to recommendations; and

**WHEREAS**, the Town Board previously determined that there is a need for Workforce Housing within the Town and amended the Town's Zoning Law to provide a mechanism for the siting of such needed housing; and

**WHEREAS**, the Town Board now wishes to make certain determinations and grant the special use permit;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Town Board hereby concurs with the Planning Board's SEQRA negative declaration for this action; and
2. The Town Board further finds that the comments made by OCPD relate to site plan issues and not special use permit issues. The Town Board defers consideration of OCPD's comments to the Planning Board as part of its review of the site plan; and
3. The Town Board further finds that the applicant has met the requirements of Zoning Law §300-31 (A) through (K) and hereby grants a special use permit to the applicant for a Workforce Housing Development consisting of an eighty-four (84)-unit multi-family Workforce Housing Development, which approval is conditioned on the applicant's compliance with the requirements of the Town of New Windsor Zoning Law §300-31 and the receipt of site plan approval from the Planning Board.

*Roll Call: All Ayes*

*Motion Carried: 5-0*

Respectfully submitted,

**DEBORAH GREEN**  
**TOWN CLERK**

/clc