

Town of New Paltz Planning Board

Final Minutes

March 13, 2017

Agenda:

Review and Approval of Meeting Minutes

Public Hearings

Ferris Woods Site Plan
Ferris Wood Subdivision

Application Reviews

PB 2016-04, D&D Woodworks Site Plan
PB 2015-02, Taliaferro Subdivision

Planning Board Administrative Discussion

Solar Zoning

Proposed Moratorium Law Public Hearing April 6

Present: Lyle Nolan, Adele Ruger, Tom Powers, Mike Calimano

Also Present: Planning Board Attorney George Lithco, Planning Board Engineer Dave Clouser, Building Inspector Stacy Delarede

Board Member(s) absent: Amanda Gotto, Amy Cohen, Lagusta Yearwood

Co-Chair Ruger called the meeting to order at 7:00 pm. She welcomed everyone to the meeting.

REVIEW AND APPROVAL OF MINUTES

Co-Chair Ruger asked for motion to approve the minutes.

Motion 1st by Mike Calimano

Motion 2nd by Lyle Nolan. Tom Powers abstained.

No quorum to approve the minutes, and will be approved at the March 27, 2017 meeting.

PUBLIC HEARINGS

Ferris Woods Site Plan
Ferris Wood Subdivision

Co-Chair Ruger asked for a motion to open the Public Hearings for the Brouck/Ferris Woods Site Plan and Subdivision.

Motion 1st by Mike Calimano to open the Public Hearings for Brouck/Ferris Site Plan and Brouck/Ferris Subdivision.

Motion 2nd by Lyle Nolan. All present in favor. Motion approved.

Co-Chair Ruger asked for anyone wishing to speak during the Public Hearing to sign up on the sheet.

Matthew DiDonna, of 20 Brouck Ferris Blvd., representing the Friends of Brouck Ferris Blvd., read through the handout that the Friends of Brouck Ferris Blvd had submitted to the PB members. He stated that in addition to his past comments on Traffic, Wetlands and Community Character, he'd like to quickly review the 4 page handout, commenting on the updated plan showing the leach field area near the buffer area which is a tight fit, the infiltration basin a tight fit, dumpster area in A15 not in B2, Building E 30 feet from the buffer off o B2, and within a few feet of the A15 another tight fit, and asked what the unidentified square on the last page was on the plan. He concluded that the A15 is getting everything through without giving anything back to our neighborhood except traffic.

Co-Chair Ruger asked for a motion to close the public hearing for tonight and continue the public hearing at the April 10 meeting.

Motion 1 to close the public hearing for tonight and continue the Public Hearing for April 10 made by Mike Calimano.

Motion 2nd by Lyle Nolan. All present in favor. Motion approved.

Co-Chair Ruger noted that the April 10 meeting is moved to April 13 and asked for a motion to amend the date to April 13.

Motion 1 made by Mike Calimano.

Motion 2nd by Lyle Nolan. All present in favor. Motion approved.

Public Comments

Co-Chair Ruger asked if anyone had Public Comments.
No public comments.

Application Reviews

PB 2015-02, Taliaferro Subdivision

Sylvester "Pete" Taliaferro and his consultants, Andrew Willingham and Charles Frankel approached the PB members.

Andrew Willingham reviewed the applicant's prior subdivision for the 3 lot cluster subdivision that was approved with conditions in 2015 by the Planning Board. One condition of approval was the establishment of a conservation easement that must be accepted by either the Town or by other grantee (Land Trust) acceptable to the Town. They could not find any Land Trust willing to accept the conservation easement. So they are back before the board with a revised subdivision layout with no requirements for conservation easement. He feels it is pretty straight forward with a subdivision.

Mr. Taliaferro stated he wanted to farm and subdivide the lots for his family, especially for his son to build a home. He also noted he has two parallel projects before the town; one other a PDR on the property, which he noted he thinks it will not go down. He's looking at the farm's future, as a place for his family to stay.

Stacy Delarede commented that in 2015 Mr. Taliaferro was granted conditional approval on Subdivision and Site Plan for farm worker housing. You're back for Subdivision. Where are you on the Site plan? You didn't get a signed plan with approvals from Health Department for the farm worker housing. Your site plan was not completed.

Mr. Taliaferro commented he was not aware he had to get the Health Department approval. He stated he was never notified that he wasn't done.

George Lithco commented that the conditions of approval, where there was difficulty and controversy and not necessarily the fault of the applicant. He added there is a need for some modifications to the site plan as well as scheduling a public hearing on the subdivision.

Dave Clouser was asked to review his comments on the application, stating there were minor details to work out. He reviewed his comments in regard to Agricultural District Notification which may need the PB's attorney guidance if notification is necessary to be updated; Stormwater Pollution Prevention Plan (SWPPP) does not correctly reflect the updated lot sizes and locations; Erosion and Sediment Control Plan Issues he noted needs addressing in regard to soil erosion, road frontage, sidewalk easement, Owners Endorsement Block revision to indicate plan filing by the Owner not PB and request for soil testing for the septic system for newly proposed Lot 3.

Dave Clouser also mentioned curb cut permits from the Town Highway Superintendent will be required as well as approval from the UC Health Department for the well and septic system to be provided.

Mr. Taliaferro agreed with his consultants to make the changes noted by the Board for the site plan before the public hearing.

Stacy Delarede clarified it's the subdivision that the public hearing is on, not the site plan.

Co-Chair Ruger asked for a motion for scheduling a public hearing for the Taliaferro Subdivision application on April 24, 2017
Motion 1 by Mike Calimano
Motion 2 by Lyle Nolan.
All present in favor, motion approved.

PB 2016-04, D&D Woodworks Site Plan

Peter David from D&D Woodworks approached the PB members.

Co-Chair Ruger stated that the Ulster County Planning Board GML 239 referral was returned.

George Lithco commented that the D&D application has to be revised and submitted back for review by the engineer.

Peter David commented that he thought that they were all done and nothing more was to be done.

Discussion followed on the UC PB referral response that stated there was nothing there to address.

Mike Calimano stated to Peter David that he needs to go back and revise the site plan and submit it. He added the Co-Chair will sign off once the Engineer reviews it. There was no need to come back to the PB meeting.

Co-Chair Ruger asked for a motion to grant conditional site plan approval subject to submission of site plan conforming to the conditions.

Motion 1 made by Mike Calimano.
Motion 2 made by Tom Powers.
All those present in favor. Approved.

Co-Chair Ruger asked for a 5 minute break before continuing on.

Planning Board Administrative Discussion

Solar Zoning

George Lithco reviewed a presentation on solar zoning and adopting solar zoning laws. He noted that federal regulations are in place when considering solar zoning. He stated there is a variety of large scale solar projects which cover a gambit from large production facilities to variety of industrial facilities. However, most solar is intended to look small, especially in this area, out in the country, buffered by trees and distanced from roadways. Vegetation is good for screening it but it can also screen it from the sun.

George Lithco mentioned Utility-Scale Solar Energy System Class, which is similar to the Town of Rochester model that the PB has reviewed. Utility class is intended to produce power with a footprint of greater than 100,000 square footage,

Discussion followed on regulating generation of power and requirements to operate and manage.

George Lithco also mentioned the regulatory mechanism that could be appropriate for this scale of zoning to consider is overlay district, if appropriate, similar to Wildberry, Town Board action, site plan review, PB Action, coordinated SEQRA review. Something to consider if it's an appropriate thing in an appropriate place.

George Lithco stated on how it's defined. Could affect a Site plan and needing a special permit, fits allowed use.

Stacy Delarede mentioned that in the past year at least 4 calls came in asking about solar farms, but were told they couldn't do it.

Discussion followed on past town discussions on size facilities in the town, as well as inquiries for all districts within the town. George Lithco mentioned a town's proposal for a microgrid utilizing roof space, hooked into the utility grid so it will provide a standalone resource.

Stacy Delarede mentioned roof solar SSP (Simplified Site Plan) as accessory or utility use.

George Lithco stated that regulating power for the grid; supply individual on site, or other properties in a distance so for principal use or accessory use. George used as an example Stop N Shop supplying power to the entire plaza from panels on the roof of Stop N Shop.

Discussion followed on the accessory or utility use.

Co-Chair Ruger mentioned the model solar law for Town of Gardiner being proposed.

Tom Powers mentioned the State Solar Class for firefighters and that he will send pdf file to the members.

Discussion followed on ideas how SSP (Simplified Site Plan) guidelines could be written especially for residential and solar zoning on solar in residential, as well as how to incorporate solar into a subdivision process, and how solar could be placed in the town, such as not placing in the front yard unless a variance is requested through the ZBA as well disposal or decommissioning the panels.

Co-Chair Ruger commented to incorporate definitions into the model and our definitions and work through those to help with getting it written.

Discussion followed on next meeting date of April 13 and after discussing, Co-Chair Ruger stated that on April 24 meeting Solar Zoning that will be discussed at 7 pm, and ENCB will be brought in at 8 pm.

Proposed Moratorium Law Public Hearing April 6

Mike Calimano stated he feels the proposed law does pickup on the legislative intent, but he feels the section about the PB and applications in regard to environmental reviews, he felt he needed clarification of the new proposed law, and he would meet with Julie (Seyfert-Lillis) to discuss.

Co-Chair Ruger stated they'd like to get clarification on Mike's comments and put on the agenda for the next time.

Co-Chair Ruger asked for motion to adjourn the meeting.

Motion 1 made by Mike Calimano

Motion 2 made by Lyle Nolan.

All those present in favor. Meeting Adjourned at 8:54 pm.

Minutes submitted by Patricia Atkins