

Town of New Paltz Planning Board
Final Minutes
July 9, 2018

Meeting agenda 7/9/2018 PB meeting:

Meeting Minutes for Approval

May 31, 2018

June 11, 2018

June 25, 2018

Public Comments

Public Hearing

None

Application Reviews

PB 18-127: Richard Fischer Accessory Apartment

PB 2013-15: Trans Hudson/CVS Site Plan

Administrative Discussion

Call to order 7:00 pm by Chair Adele Ruger.

Attendees: Lyle Nolan, Amanda Gotto, Stana Weisburd, Amy Cohen, Adele Ruger, Matt DiDonna

Absent: Tom Powers

Also attending: Rebecca Minas, and new Planning Board Attorney Richard Golden.

Motion 1 by Chair Ruger to approve the minutes from May 31, 2018 meeting.

Motion 2 by Lyle Nolan. All present in favor. Minutes accepted.

Motion 1 by Lyle Nolan to approve the minutes from June 11, 2018 meeting.

Motion 2 by Amanda Gotto. All present in favor. Minutes accepted.

Motion 1 by Chair Ruger to approve the minutes for June 25, 2018 meeting.

Motion 2 by Lyle Nolan. All present in favor. Minutes accepted.

No Public Comments.

No Public Hearing.

Chair Ruger asked for an off camera meeting session with Board members and included PB Engineer and PB Attorney at 7:03 pm.

Chair and Board members with PB Engineer and PB Attorney returned from the off camera meeting session at 7:30 pm.

Application Reviews

PB 18-127: Richard Fischer Accessory Apartment

Mr. Fischer approached the PB members to discuss his application for an accessory apartment. Chair Ruger asked if everyone had read the reports from the Building Inspector and Engineer.

Rebecca Minas reviewed her memo, stating the sketches were unclear to her. Mr. Fischer showed her on the map, confirming the entrance to the apartment as well as the main entrance to the house. Mr. Fischer also showed her the on the map the parking area and stated he can fit up to 3-5 cars due to size. Amanda Gotto asked for clarification as well which he had reviewed with Rebecca. Chair Ruger asked about the title block and address changes. Mr. Fischer said he was 2A he thought in 1979, then 4 in 1985 and recently now 5 for his address. Chair Ruger stated that they had a positive review from the Building Inspector. Chair Ruger asked if there were any other questions. Chair Ruger stated that there was a Resolution prepared. PB Attorney Richard Golden stated the entire Resolution can be read, but normally the most appropriate things to read are the Specific Conditions so they are clear to the PB members and be ready for vote. Amanda Gotto read the Specific Conditions numbered 1 thru 3 on the Resolution. Attorney Golden stated that the General Conditions are normal conditions and the Specific Conditions are important.

Chair Ruger asked for a motion to accept the Resolution.

Motion 1 by Lyle Nolan to accept the Resolution for conditional approval for special use permit for Mr. Fischer.

Motion 2 by Amy Cohen. All present in favor. Motion approved.

PB 2013-15: Trans Hudson/CVS Site Plan

Charles Bazydlo, Attorney for applicant Trans-Hudson Management Corp., approached the PB members and discussed his memo to the Planning Board (dated June 28, 2018). Attorney Bazydlo noted that the Town Moratorium

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is over, the SEQRA determination is done with a negative declaration. He feels the application is complete and it's time to get a decision for the project from the Board.

Chair Ruger stated she'd like to start with the memo from Rebecca Minas from B&L dated September 25, 2017.

1. Clearing and Grading: Attorney Bazydlo stated in regard to the northern end of the site they are willing to consider a conservation easement or restrictive covenant for no further development. PB Attorney Golden recommended a restrictive covenant which can be drafted.
2. Waiver for Tree Survey: Full or partial waiver was discussed. Attorney Bazydlo commented that the area by the Thruway after construction is all secondary growth, no old trees, and portions of the property as in the plan will be undisturbed. ENCB Chair Haeckel was asked what guidelines for a tree inventory would be used by Amanda Gotto. ENCB Chair Haeckel stated that certain trees on site be preserved. Amy Cohen asked if anyone on the ENCB would know what a tree inventory would cost. ENCB Chair Haeckel replied she didn't know offhand. PB Attorney Golden commented there is a provision in the Town Code that gives the PB the option to waive (a tree survey) they can request that in writing by identifying what needs to be waived, the reasons why. Rebecca Minas added that on the plan there is not a large area where it can be surveyed. Attorney Golden commented that the Board can consider a partial waiver clear on what has been granted, adding that there is no need to do a tree survey of areas not being disturbed. Attorney Bazydlo stated that they would put together a **formal** waiver application.
3. Grading and Fill Requirements: Chair Ruger commented that they've asked several times on this. Attorney Bazydlo commented that lowering the grade down 3 foot is going to impact the marketing of the site. He added that they can bring trucks onto the site during non-peak hours but it might extend the number of days for delivery of the fill required for that area. Discussion followed on if the grading was lowered 1 or 3 foot from the plan if it would reduce truck load trips but may impact existing vegetation and site design, as well as tenants leasing the site. Applicant will provide documentation for screening of the fill stating that they too will want to know where it (the fill) comes from.
4. Threatened or endangered species: Attorney Bazydlo stated that again, a time limit for clearing the site between the winter (November 1 and March 31) due to bat species in the immediate area of the site.
5. Stormwater: Stormwater needs to be cleared up. PB has asked that they provide stormwater details (referring to the memo there is a list of items missing from the SWIPPP), and that they look at the new Stormwater Law and conform. Attorney Bazydlo stated they would go back and look at the SWIPP and Stormwater Law. Applicant needs to confirm owner responsibility for landscaping maintenance. Amy Cohen asked if there was a contract for the landscaping, and Attorney Bazydlo stated there is a landscape plan. PB asked for a pest management plan as well.
6. Transportation: Attorney Bazydlo stated looking for more specific comments from the board to address site plan requirements in relation to the safe movement of bicycle traffic throughout the site, including clear demarcation of striping and signage to maintain separation of pedestrian, bicycle and vehicular traffic. In regard to NP Bicycle and Pedestrian Committee (BPC) comments, Rebecca Minas stated that the 1st point in her memo was addressed with the north-south bike lanes by the Empire State Trail constructions. Second point if applicant considers a sidewalk access from the corner of NPutt/299 down into the site. Parking in rear, and walking to the front of the store was discussed with Rebecca Minas asking how far for people to walk to the front door. Attorney Golden asked the PB to consider where they want the parking. Discussion followed on traffic management during construction with Town Police officers helping with traffic during construction of 900 truck trips. Discussion of timing of the lights per DOT permit requirements. PB asked the applicant to share any info including maps they may have on the trail to ensure that sign frontages restriping to extend southbound left turn lane and paving of shoulders near site driveway by DOT are addressed, which may already be done. Rebecca Minas commented on the bus stop with Amy Cohen adding if covered bus stops could be added for public transportation in the near area, perhaps next to the store. Coordinate with UPAC with some benches somewhere in the area, adding that people are asking for it. Attorney Golden stated a bus stop on the site must be put on the plan. Amanda Gotto added that the ENCB comments be considered. ENCB Chair Haeckel stated lighting plan, illumination be addressed. Rebecca Minas asked that they show on the plan the DOT plan for the bike path.
7. Building Elevations: Provide updated rendering of building elevations. Attorney Bazydlo stated they will provide an updated packet. Chair Ruger asked if anything else.

Chair Ruger stated next meeting is a workshop meeting, and if the applicant could provide the board with what has been requested they can work on it but will need it as soon as possible.

Lyle Nolan suggested a site visit may resolve some questions. All agreed on a walk thru. Pat to coordinate date and time.

Chair Ruger asked if anything else.

Motion 1 by Lyle Nolan to adjourn. Motion 2 by Stana Weisburd. All members present in favor. Meeting Adjourned at 9:10pm. Minutes submitted by Patricia Atkins