

Town of New Paltz Planning Board

Final Minutes

May 22, 2017

Meeting Agenda :

Review and Approval of Meeting Minutes

April 24, 2017

Public Hearings

PB2015-14 Brouck Ferris Site Plan

PB2016-11 Brouck Ferris Subdivision

Public Comments

Application Reviews

PB 2007-18 Rappa/Pony Hill Subdivision, 90 Day extension

Administrative Discussion

SEQRA Training

ENCB Habitat Assessment

Present: Lyle Nolan, Adele Ruger, Tom Powers, Amanda Gotto, Lagusta Yearwood

Also Present: Planning Board Attorney George Lithco

Board Member(s) absent: Mike Calimano, Amy Cohen

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 for April 24, 2017 with corrections.

Motion 1st by Lagusta Yearwood

Motion 2nd by Lyle Nolan

Discussion: Applicant for the Gopal Farms was not present at the April 24 meeting as indicated on the hardcopy minutes; his representative was there with consultant Jim Luckner. However, the representative Benjamin Berwing did not have a letter of authorization from the Owner, Nikhil Gupta giving consent to act on his behalf for the application transactions. A requirement for Mr. Gupta will be to designate a representative to participate in the application review process on his behalf if he is not present, and state any restriction on the extent to which that

person is authorized to act on behalf of the property owner; a letter of consent from the owner addressed to the Town of New Paltz Planning Board is needed. All present in favor, Minutes approved.

PUBLIC HEARINGS

PB 2015-14 Brouck-Ferris Site Plan

PB 2016-11 Brouck-Ferris Subdivision

Co-Chair Ruger asked for a motion to open the public hearing for Brouck Ferris.

Motion 1 by Lagusta Yearwood

Motion 2 by Amanda Gotto

All present in favor. Motion approved.

George Lithco mentioned that the applicant requested to be removed off the agenda for this meeting and has yet to return the signed affidavit response that the PB can continue review of their application due to the moratorium local law.

Co-Chair Ruger asked if they should keep the public hearing open.

George Lithco advised to continue to an indefinite date. A waiver from the applicant has been received.

Co-Chair Ruger motioned to close the public hearing for tonight and continue it to an indefinite future date.

Motion 1 by Lagusta Yearwood

Motion 2 by Lyle Nolan.

All present in favor. Motion approved.

Public Comments

No public comments.

Application Reviews

PB 2007-18 Rappa/Pony Hill Subdivision 90 day extension request.

Mr. Rappa approached the PB members. Mr. Rapp stated he'd like another 90 day extension since his property is still up for sale. He stated he needs a buyer and hopefully with summer season here things will pick up.

George Lithco mentioned to Mr. Rappa the Stormwater and Wetlands Laws that may affect his conditional approval for his subdivision prior to the final signing of the plans if they meet the stormwater requirement and if a wetlands permit is required before the final approval. He suggested to come back before the board before the final plans are submitted.

Mr. Rappa agreed.

Mr. Rappa was asked to give an update in 90 days, August timeframe. Specific date was not determined at the meeting.

Co-Chair Ruger asked for a motion to grant approval for Rappa/Pony Hill 90 day extension request.

Motion 1 made by Lyle Nolan to extend the Rappa Subdivision conditional approval for an additional 90 days.

Motion 2 made by Tom Powers. All present in favor. Motion approved.

Mr. Rappa was thanked for his attendance.

Discussion followed on why 90 day extensions were being granted when conditional approval was granted 10 years ago for this application. Board members agreed that before final approval they would require review prior to final signing.

Administrative Discussion

SEQRA Training

Co-Chair Yearwood discussed with the members an email from Michael Zierler, Village of NP PB, who offered in-house training focusing on SEQR and on review of site plans and subdivisions to the Town of NP PB members. She mentioned the course is two separate sessions each lasting 1.5 to 2 hours, and will qualify towards required annual education hours.

Co-Chair Ruger stated she'd be interested, and asked for some dates that would work during the PB times.

George Lithco mentioned that he and Dave Clouser have training available for them as well, and Dave (Clouser) has info on stormwater, site plan and engineering that would be of interest.

Discussion followed that the board would discuss further once dates were given from the Village.

ENCB Habitat Assessment

Co-Chair Ruger asked Amanda Gotto to discuss the ENCB Habitat Assessment Guidelines.

Amanda Gotto discussed the ENCB's request for input from the PB review of the updated guidelines. She stated there are two parts she'd like to discuss:

1. Habitat assessment done early in the process by the applicant; adding checklist items to the site plan application, which would mean to modify or revise site plan application. Then applicant may see right away anything that could be of interest to focus on.

2. Guidelines originally from 2006 were revised by the ENCB with major changes. Would like to see what has changed and why.

Lyle Nolan mentioned he'd like to ask for a printout of the line numbers of what changed from 2006.

Co-Chair Yearwood stated she will send the PB requests to the ENCB Co-Chair Ingrid Haeckel.

Discussion followed on how the PB's site plan application is changed to include the new items for the checklist portion of the application. Co-Chair Yearwood feels the assessment will help applicant for awareness. Amanda Gotto agreed that it makes the applicant more aware early in the process. Amanda Gotto also mentioned that the applicant may not know or understand what some of the things on the application will be, and a glossary of definitions from the ENCB would be recommended.

Julie Serfert-Lillis, Councilwoman, mentioned the Water habitat assessment as well as the Wetlands 3 day course offered by the DEC that could help answer questions applicants may have.

Co-Chair Ruger asked that if anyone had any more questions for the ENCB to send them to Pat by the end of the month.

Discussion followed on how various boards and committees meeting dates, and how the PB members could attend those meetings if the agenda has an item of interest.

Julie Serfert-Lillis, Councilwoman, stated she looks at the agendas to see what's coming up. She also mentioned the upcoming Historical Preservation Committee because of homeowner's designating their homes for historical preservation.

Amanda Gotto mentioned she'd like to encourage attendance at the various meetings.

Co-Chair Ruger stated to look at the agendas for the boards and see if there is anything of interest.

Lyle Nolan stated if there is an agenda item by a specific board that it be brought up at the PB meeting.

Gatehouse Road Memo

Amanda Gotto brought up the recent letter from Louis Cariola in regard to the accidents occurring by Gatehouse Road. She mentioned the speed limit reduction request on 299, and also mentioned that bicyclists are at risk there as well as cars.

Discussion followed and Co-Chair Yearwood asked Pat to reply to Mr. Cariola that his concerns were being looked into by the PB.

Julie Serfert-Lillis, Councilwoman stated the Town Board has expressed an interest in the speed limit reduction. George Lithco mentioned he will inquire about the Town's request for the speed limit reduction in that area.

Lyle Nolan suggested maybe a **rumble** strip similar to 32N in the center line could slow down the cars. Julie Serfert-Lillis, Councilwoman stated there's a black and white sign there now indicating dangerous intersection. Amanda Gotto commented the dip in the road there at 55 mph is a problem. Tom Powers mentioned the recent accident there involving out of towners, and suggested a 4 way stop sign.

Co-Chair asked how do we arrange for another meeting with the DOT?

George Lithco stated to request a meeting with the DOT, perhaps with the accident rate at that section of the road.

Co-Chair motioned to adjourn the meeting. 2nd motion by Lyle Nolan. Meeting adjourned at 8:04 pm.

Co-Chair Ruger motioned to adjourn the meeting.

Motion 2 made by Lyle Nolan.

All those present in favor. Meeting Adjourned at 8:04 pm.

Minutes submitted by Patricia Atkins