

Town of New Paltz Planning Board

**Amended** Final Minutes

September 11, 2017

**6:45pm Free Conceptual with Harry Tabak – proposed subdivision**

**September 11 Meeting Agenda:**

**Review and Approval of Meeting Minutes**

**August 14, 2017**

**Public Hearings**

**None**

**Public Comments**

**Application Reviews**

**PB 2017-10 32N Day Nursery Site Plan**

**Administrative Discussion**

**Twin Star Orchards Annual Review**

**SP and SubDiv Applications Review (w ENCB input)**

**Brouck/Ferris Meeting 8/16**

**Ag Advisory Committee Volunteer**

**September 25 Workshop -Training**

**Present:**

Adele Ruger, Lyle Nolan, Amanda Gotto, Amy Cohen

**Board Member(s) absent:** Mike Calimano, Tom Powers

Also present Stacy Delarede, George Lithco, and Rebecca Minas

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

**REVIEW AND APPROVAL OF MINUTES**

**Co-Chair Ruger asked for a motion to approve the minutes for August 14, 2017.**

**Motion 1 by Amanda Gotto. Motion 2 by Lyle Nolan.**

**3 members in favor, Amy Cohen abstained from voting. Motion does not carry due to no quorum.**

**PUBLIC HEARINGS**

**None**

**PUBLIC COMMENTS**

Lance Scharf from 323 Rt. 32N spoke about his concerns with the proposed day care center located next door to him in regard to storm water discharge, the septic reserve area and well location to his property as well lighting that may shed light on his property and vegetation that screens his property. Short discussion followed on the map location of the septic area.

Co-Chair Ruger closed the public comments. Co-Chair Ruger adjusted the agenda, adding Announcements from Amy Cohen.

### **Announcements**

Amy Cohen read from her memo; see attached. Amy Cohen concluded her announcements asking for a moment of reflection for September 11.

### **Application Reviews**

#### **Twin Star Orchards – Annual Review**

Peter Yu gave the PB members an annual update which is part of his condition of approval. Peter Yu mentioned that they have had some events, such as pig roasts, that have gone well, but no Special Events where he would be required to contact the Building Department about. Amy Cohen complimented Peter on his business model after visiting the farm with her family. George Lithco recommended that local emergency services should be notified when they have events at Twin Star Orchards so they will be capable of responding if needed and when scheduling their personnel. Amy Cohen suggested a community calendar for the entire town to see what's going on. George Lithco said that with new models coming into the town, being proactive with emergency services is something to think about. Chair Ruger recommended that Emergency Services be made aware when having events. Peter Yu stated if using Instagram they will know what's going on.

**Amy Cohen motioned that Peter Yu should not have to come back for any more reviews (since he seems to be doing so well and there has been no complaints). Motion did not carry.** After discussion, Chair Ruger stated she'd like to defer that motion to when there is a full board.

Chair Ruger thanked Peter Yu for attending, and stated that they would see him next year.

#### **PB 2017-10: 32N Day Nursery Site Plan**

Andrew Willingham, of Willingham Engineering, Kevin Quinlan, of Kevin Quinlan Architecture LLC and Jeana Fanelli, the Daycare Center owner, approached the PB members to discuss the latest updates to their application.

Andrew Willingham summarized the changes made to the site plan, which included aligning the entrance with Hickory Hill Road, NYS DOT review preferring a one way loop system to improve traffic flow during drop off and pickup times, and increased parking spaces. Rebecca Minas reviewed her comments from her memo dated August

8, 2017. Following a short discussion, issues highlighted for the applicant to address included an update to the site plan **to show overflow** parking, proposal for number of children and employees, bus and emergency services access, clarify fill at front of the building, show ramps and grading, show pitch of runoff **away from building**, address runoff from roof, sidewalk easements, show location of tree to be removed, show contour and location of neighbor's well, show where additional parking would be if needed, and provide detailed landscaping and signage design. Applicant was also asked to provide a map showing location of federal wetlands and mapping of the existing lot lines that are in consideration of combining the two lots through subdivision or at the County Clerk's office.

Applicants were thanked for attending the PB meeting.

### **SP and SubDiv Applications Review (w ENCB input)**

Andrew Ashton from the ENCB joined the discussion with the PB members the ENCB checklist items that were placed in the DRAFT Site Plan application and DRAFT Subdivision application that was sent to the PB members for review. Amy Cohen expressed concern about the cost of a habitat assessment for applicants if one has to be done.

### **Brouck/Ferris Meeting 8/16**

Chair Ruger discussed the meeting held with reps from the Town and Brouck/Ferris team. Chair Ruger stated that their plan has changed back to the entrance off Brouck/Ferris Blvd. rather than their last proposed entrance off Rt. 299.

### **Ag Advisory Committee Volunteer**

Chair Ruger stated that Stacy Delarede is looking for PB member to volunteer, but members wanted more info on what the committee will be doing.

### **September 25 Workshop –Training**

Chair Ruger stated that Dave Clouser will be providing training for PB members and stated the Village, ENCB and ZBA will be invited for the September 25 Workshop prior to the Planning Board meeting.

### **Administrative Discussion**

Amanda Gotto commented the Ulster County Design Guidelines meeting is September 14<sup>th</sup> in Marlboro, and on September 15 there is a 299 Gateway meeting. Amanda Gotto also commented on what the Solar Law status was.

**Motion 1 by Chair Ruger to adjourn. Motion 2 by Amanda Gotto. All those present in favor. Meeting Adjourned at 9:45pm. Minutes submitted by Patricia Atkins**

We have been having conversations for the last three years (since I was appointed to this board) regarding bicycle & pedestrian safety. "SAFETY FIRST" has long been my mantra since becoming involved in our community dialogues over two decades ago.

As some of you may recall I (and several others) brought a crossing guard & awareness to the many safety issues at our jr high. Thank G-d we went public & got the attention of Dennis Doyle who insisted on the district re-designing their plan for middle school parking lot & front driveway (which had long ago been written off due to an amazing amount of violations) Thank You Dennis Doyle!

Over the last several years with the discussion regarding "the Gatehouse" and Open Space Institute we have had many dialogues regarding the safety of #299 for pedestrians, bicyclist & cars. Since #299 is a county road we as a planning board are not able to help make decisions regarding speed limit. We can however, advocate for this with our county. Shockingly it was difficult to get board members from both the planning board & town board to recommend this speed reduction.

However, a few accidents later we did send a recommendation to the town. Several months ago the board asked me to write a letter to the county regarding the speed limit & other ways (like a 4 way stop sign) that would help slow drivers down. I & several others reached out to our county executives and our community was given attention and the stop signs were realized. Hopefully they are considering the SPEED REDUCTION! Lets not waste time or money on a study since so many are aware of this life endangering speed issue. Thank you to our County Executives you are the best!

It was Lou Cariolla (resident of Jacobs Lane) who came to many meetings both at our board & at the town board. Lou compiled years of accident reports as well as road maps & professionally catalogued evidence for all of us to analyze. Lou took his concerns directly to the county as they are the true ear for this concern. I just wanted to take a moment to thank Lou publicly for taking the initiative to facilitate a fantastic result! Thank you Lou!

Today 9/11 marks the day that we can celebrate another local hero: Jennifer Ippolito. Jennifer was the eye-witness who rescued Gabriella O'Shea from a horrible hit and run bike accident on #299. Jennifer saw Gabriella tossed from her bike and thrown into the woods. Jennifer not only located Gabriella in the woods, she chased down the person who caused the accident, and was able to stop traffic and alert emergency services. Jennifer was recently awarded the "police award" for her amazing rescue. Thank You Jennifer Ippolito!

My next announcement is more a point of clarification. In this week's New Paltz Times I came across a letter from Lagusta who recently resigned from this board. The letter was similar to the resignation letter which we the board received yet, there was an additional paragraph where I was falsely accused of going on national tv to "denounce Lagusta and another board member for refusing to say the Pledge of Allegiance". Lagusta again has fabricated the truth and twisted this issue to get sympathy and attention. Her actions create a division in our community and she encourages members of the community and of the New Paltz Facebook page to wear their hate as a badge of honor.

I am and disappointed that our Town Supervisor, Neil Bettez thanked Lagusta for this letter and in essence endorsed gher lies & bullying of volunteers who sacrifice time & tremendous effort for no compensation. And even worse Dan Torres, Deputy Supervisor has threatened this board and made it clear if fail his personal litmus test we will not be reappointed.

I am proud to be an independently thinking member of this board  
& take it as a compliment to have failed Deputy Supervisor Dan Torres fascist litmus test.

Many were also disappointed with her letter as certainly Mike Calimano's many years of diligent leadership should have been acknowledged. Mike bring a level of professionalism to this board & to the Ulster County Planning Board that will never be replaced in the years to come.

Thank you Micheal Calimano!

Adele Ruger has picked up the lion's share of the work since becoming co-chair of our board. Its been a costly time for the planning board & our taxpayers since the moratorium came into effect as consultants, staff, and costs do not go down. We have many have many projects on hold and many projects in the pipeline. Our Chair Adele Ruger deals with many meetings and emails weekly on behalf of our board. Thank You Adele Ruger!

And lastly, I'd like to request that we all take a moment of silence to reflect our many losses of 9/11 and also thank Butch Dener for bringing our local memorial to reality. It is beautiful and is an incredible memorial for our community. Thank Butch Dener!