

Town of New Paltz Planning Board

Amended Final Minutes

November 13, 2017

**November 13 Meeting Agenda:**

**Review and Approval of Meeting Minutes**

October 12, 2017

October 23, 2017

**Public Hearings**

None

**Public Comments**

**Application Reviews**

PB 2017-16 Subdivision application, 129 Plains Road (establish escrow)

**Administrative Discussion**

Wetlands discussion

Solar discussion

**Present:**

Adele Ruger, Lyle Nolan, Mike Calimano

**Board Member(s) absent:** Amy Cohen, Amanda Gotto, Tom Powers

Also present George Lithco and Rebecca Minas

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

**REVIEW AND APPROVAL OF MINUTES**

Co-Chair Ruger stated that the minutes cannot be approved due to no quorum.

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS**

**APPLICATION REVIEWS**

**PB 2017-16: 129 Plains Road, Subdivision**

Andrew Willingham, of Willingham Engineering, approached the PB members to discuss the subdivision application to subdivide 11.97 parcel into two lots for a future development of a new single family home on the new 3.97 acre lot. He reviewed the plan, commenting the top of the acreage was higher and dry, where it then slopes down with frontage to the river, adding there is an existing pine grove (DEC plantings) that would provide a thick buffer. The plan is to subdivide the northern part of the lot.

Rebecca Minas reviewed her comments from her memo dated November 8, 2017. Following a short discussion, issues were highlighted for the applicant to address included an update to the plan to show location of all utilities on or near the property, provide DOH signoff, submit a letter to the Parks, Recreation and Historic Preservation Society for any history on archeological or historic resources for the site, and use EAF mapper to identify any endangered animal(s) on the site. **The Applicant offered to submit a letter to Natural Heritage Program for listing of threatened or endangered species in the area.**

Applicant was also asked to show location of Federal/State/Town wetlands on the property and neighboring properties. The Applicant agreed to conduct a site walk with the Town wetlands inspector and to delineate identified wetlands within the vicinity of the property as identified.

Rebecca Minas read the ENCB comments which asked if there was ample room for septic systems and wells, to add the septic and wells to the plans, to clearly delineate the wetlands and buffers, and add a 14100 foot circle around the well.

Discussion followed on whether to set a public hearing and it was decided to wait until the wetlands are updated on the plan.

Chair Ruger established the escrow at \$4000.00 with a \$2000.00 replenishment line.

George Lithco mentioned in his discussion with Stacy there is a shed on the property line that raises questions if it had approval with pre-existing permits. Applicant was asked to clarify the shed.

Lyle Nolan asked how the well on the property will be capped off. Andrew Willingham commented with concrete.

George Lithco added that in his discussion with Stacy, the boundary line markers are irregular, and submerged in the pond, and should be moved so it's on dry land and then it's acceptable to Stacy. George Lithco added that the areas of disturbance be minimized between the two wells and adjacent properties. Mike Calimano asked for a history of the owner, and property of what's been going on be provided to the PB.

Discussion followed on the Wetlands Inspector visiting the site, and Andrew stated he preferred Norbert (Quenzer) for that. Mike Calimano stated he should coordinate that with Stacy.

Rebecca added that an Ag Data Sheet was required since the property was within 500 feet of an operating farm within the Agricultural District.

Andrew Willingham was provided with a tracking sheet with issues to be clarified as well additional information required items.

### **Administrative Discussion**

**Wetlands** – Chair Ruger read a draft letter provided by Amanda Gotto, who was absent, to the Town Board reporting on the Wetlands and Watercourse Protection annual report, as per Town Code 139-22 for the year 2017. Short discussion followed on the noted infractions on the letter, and how violations can be addressed by the Planning Board if needed. George Lithco noted that the Building Inspector will make a NOD based on her investigation into the violations.

Chair Ruger asked if there were any further comments to send to her since the memo is due in December.

**Solar** – Chair Ruger stated that Stacy had sent her emails of local town Solar Laws for Gardiner, Town of Rochester, and Town of Newburgh and will forward them to the PB. Chair Ruger added that it's an enormous undertaking to do all parts of the solar law, and would like them to focus first on the problematic, larger ones. George Lithco added they would have to consider solar on homes, businesses, neighbors, solar farms, and what's most probable and what's going to be allowed. Farms, wetlands and natural communities have to be considered. Mike Calimano noted that the County Planning Board has received some applications for area town solar facilities. Discussion followed with agreement that the Board members should take a look at the different locations where solar farms exist.

**Chair Ruger adjourned the meeting at 8:00pm. Minutes submitted by Patricia Atkins**