

Town of New Paltz Planning Board

Final Minutes

December 12, 2016

Agenda:

Application Reviews

PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan

PB-2016-04, D&D Woodworks, 61 South Ohioville Rd., Site Plan

PB-2016-12, Inner Wall Expansion, 234 Main Street, Simplified Site Plan

Present: Mike Calimano, Lyle Nolan, Lagusta Yearwood, Amanda Gotto, Adele Rugar, Amy Cohen

Also Present: Planning Board Attorney George Lithco, Planning Board Engineer Dave Clouser

Board Member(s) absent: Tom Powers

Chairman Calimano called the meeting to order at 7:02 pm

REVIEW AND APPROVAL OF MINUTES

Chairman Calimano asked that the November 28, 2016 minutes be postponed for review and approval until the January 9th meeting, giving Board members the chance to review the latest updates to the minutes. Board members were given a hardcopy for their review of the latest updates and will finalize the minutes at the January meeting.

PUBLIC COMMENT (on issues other than Public Hearings – 15 minutes)

Chairman Calimano welcomed the High School Students who were in attendance to the meeting. He asked them to raise their hand if there was anything they didn't understand.

Joe Lapenheimer from Town of Gardiner encouraged the Board to move forward on the Positive Declaration process from the October PB meeting where he stated members voted for an EIS for CVS. Lagusta Yearwood clarified that no vote was taken but only a poll taken on how the PB members would vote.

Bob Hughes, NP resident and former PB Chair and former PB member read from his memo in regard to the CVS/Five Guys project, mentioning water and sewer rights, and finalized his comments by asking for a SEQRA EIS. .

Dave Porter stated he is confused as to what's on going on with no proper SEQRA review going on. He asked that the PB immediately proceed with an EIS, no reason for month after month dragging on.

Dave Gilmore, Village of NP Planner, urged PB to consider a full EIS. He commented that the Village has no request for a permit or approval with the CVS project, but stated that they are downstream from the Town, and urged evaluation for an alternate for grading and drainage on the site, connection to sewer and whether there might be an alternative way to develop the property. He mentioned possible impact to the Village on Emergency Services. He also mentioned the Hudson Valley Rail Trail connecting to the Wallkill Rail. He stated the Village of New Paltz continues to urge an efficient process towards EIS and thanks the Board.

Amy Kohler reiterates what everyone is saying that the board move forward for an EIS.

APPLICATION REVIEWS

PB 2016-12, Inner Wall - Simplified Site Plan

Chairman Calimano commented that this is a simplified site plan with internal modification to the building, and asked Dave Clouser to comment.

Dave Clouser mentioned that they are building 1100 feet of new space, half of which is a birthday party room and the remainder a climbing facility, one bathroom including a doorway to new space. All interior work, plenty of parking. No sewer or water increase expected or traffic.

Discussion followed on the vacant space that was occupied by another, which has been vacant for a while now.

Amy Cohen asked if it were a simple interior renovation, and commented that it's a great idea, we are lacking indoor activities for our town and for kids, and a positive thing for our town. She said if Stacy (Building Inspector) is okay with it, she's okay with it.

Motion 1 to waive site plan approval for Inner Wall Simplified Site Plan interior modifications made by Adele Rugar.

Motion 2 made by Lagusta Yearwood. All present in favor, motion approved.

PB 2016-04, D&D Woodworks - Site Plan

Peter David and John Dietz from D&D Woodworks approached the PB to discuss their updated site plan. Chairman Calimano stated they are adding a shop addition, storage and parking. He asked Dave Clouser to comment.

Dave Clouser said he had some minor comments, one being part of the plan to be reconsidered had shale parking areas by new addition and within 100 feet of wetlands and stated that the PB would have to consider if a wetland permit needed on the plan. He also stated that their plan would have to go to County since it's on a county road.

Discussion followed on the shale in the parking area, which Dave indicated it may be 10 feet too much in their plan.

Peter David said its shale area for parking, should they remove the shale?

Chairman Calimano stated they're trying to make it as simple as possible, and they could avoid a wetland permit process and wetland inspection if they stay out of the buffer area.

Dave Clouser commented they could remove or reduce the shale area, or shrink the building size, or get a permit.

Peter David asked if they needed a permit.

George Lithco explained that the Wetlands Inspector would come to the site, and look at it and then determine if a permit is needed.

Dave Clouser continued discussing some minor details that he noted in his report, notes added to the plan.

Chairman Calimano confirmed that they had received Dave's report.

Peter David mentioned if they get rid of the shale in the plan, then Chairman Calimano said they could get on the County's calendar in January if they modify the shale area.

John Dietz stated the new shop is to have open space to assemble all the cabinets in, and is important for this large open space.

Chairman Calimano commented that they have two things to do; they have to go to County since it's on a County Road, and they need to address the shale in the 100 feet.

Peter David said they plan to start construction in March or April, and asked it that was still doable?

Chairman Calimano stated it is doable if they modify the plan with Dave's input, get updated plans to PB, and we'll get it to County, and the PB would review it on January 9. He stated he will be at the County meeting then.

George Lithco advised they waive the paved parking area requirement for paving on the plan.

Peter David stated they will have handicap parking and unload zone.

George Lithco said that is required by State Code for handicap parking to be paved.

Chairman Calimano indicated that the parking area right now is shale and pretty much parking on rock.

Chairman Calimano asked for a motion to waive the paving of parking because the current parking is on a shale bank.

Motion 1 made by Lagusta Yearwood.

Motion 2 made by Amy Cohen.

All present in favor. Motion approved.

Chairman Calimano asked for a motion to send to UCPB for their review at the January Meeting, assuming we get the updated plans back by December 20th.

Motion 1 made by Lyle Nolan

Motion 2 made by Lagusta Yearwood

All present in favor. Motion approved.

PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan

Chairman Calimano mentioned they will talk about EAF Part 2, Plants and Animals, and making sure that they include that in the EAF Part 3. He stated he wants to get Part 2 completed and get everything in for Part 3 and that it is all correct for the scoping.

Amanda Gotto asked if the input from the group working on it was being used.

Chairman Calimano agreed and stated that the goal is to have Part 3 in draft form for the January 9 meeting. He asked Dave Clouser to comment on Part 2 Draft.

Dave Clouser started off reading the notes on EAF Part 2 handout he had given to PB members.

Board discussion followed on the EAF Part 2 if the impact is Small, Moderate or Large. Follow up for more discussion for determination on the following sections is still needed:

Section 1- E (Site plan for clearing, fill, Construction plan)

Section 4 - J (ENCB discussion who at UC to see how it applies to IPM)

Section 6 - F (Air quality, noise during construction)

Section 7 - I (Specific information needed on habitat assessments (seasonal))

Section 13 - (Work with Transportation on this)

Section 17 - (Interpretation of the Town Code)

Motion made by Amy Cohen to send to the Building Inspector interpretation of the Town Code.

Motion 2 by Lyle Nolan. All in attendance in favor. Motion approved.

Chairman Calimano stated that issues were addressed during the review of the Part 2, some for further review. He asked Dave to draft the Part 3 as a look-see document for the January 9 meeting. He also stated he would write up the sections, and send it out the members for review.

Discussion followed on the noise level from the Thruway getting louder with each new development. Chairman Calimano and Lyle Nolan both agreed it's an opportunity for noise level readings to be done. Chairman Calimano stated that they will continue the noise level discussion at the January 9 meeting.

Chairman Calimano asked anyone not able to attend the January 9 meeting to let him know.

George Lithco mentioned an update to Town Code 140-51.3 Planning Board Review from the NYS Agriculture and Markets Law which would cover Simplified Site Plans for farming, specifically farm

operations, and stated the objective was to support farming. He also noted that the PB can make a motion to the Town Board for Zoning Change for the Town to hold a hearing on it.

Chairman Calimano noted that he'll put it on the January 9 agenda. He also noted he is working on the meeting with DOT and DPW which is still in the works, and trying to narrow down the information from DOT for the Part 3 so we can move forward. That meeting date is still pending.

Chairman Calimano motioned to end the meeting at 9:20 pm.

Meeting adjourned at 9:20 pm

These minutes respectfully submitted by Patricia Atkins