

Town of New Paltz Planning Board

Final Minutes

January 9, 2017

Agenda:

Review and Approval of Meeting Minutes

November 28, 2016

December 12, 2016

Public Hearings

Ferris Woods Site Plan

Ferris Wood Subdivision

Application Reviews

PB 2015-14 Ferris Woods Site Plan

PB 2016-11 Ferris Wood Subdivision

Planning Board Administrative Discussion

Ag and Market Zoning Change for Town Board

Present: Mike Calimano, Lyle Nolan, Amanda Gotto, Adele Ruger, Tom Powers

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

Board Member(s) absent: Lagusta Yearwood, Amy Cohen

Chairman Calimano called the meeting to order at 7:00 pm. He welcomed everyone to the meeting. He also mentioned if you want to speak during the Public Hearing there is a signup sheet.

REVIEW AND APPROVAL OF MINUTES

The November 28, 2016 minutes are presented. Motion to approve made by Amanda Gotto.

2nd by Adele Ruger. All others present in favor. Motion passed.

The December 12, 2016 minutes are presented. Motion to approve made by Lyle Nolan.

2nd by Amanda Gotto. All others present in favor. Motion passed.

PUBLIC HEARINGS

Ferris Woods Site Plan

Ferris Wood Subdivision

Chairman Calimano motioned to open the Public Hearings for the Brouck/Ferris Woods Site Plan and Subdivision. Motion 2nd by Amanda Gotto.

Chairman Calimano stated those wishing to speak during the Public Hearing to sign up on the sheet. You will have about 3 minutes to speak. If you have written comments please leave with Pat. Also, please summarize your presentation.

Christine Ransom, 19 Brouck Ferris Blvd., read her comments about her opposition to the Brouck Ferris project and how it will lower her property value as well as the peaceful neighborhood she lives in.

Michele DiDonna, 20 Brouck Ferris Blvd., read her about her opposition to the Brouck Ferris project and how traffic will increase on her road, causing unsafe conditions for her children.

Matthew DiDonna, 20 Brouck Ferris Blvd. spoke about this development is not a good fit on a deadend street and suggested alternate main entrance off 299. He stated he is opposed to the project but has nothing against the developer. He added his concerns on environment and water supply, and deed restrictions as to who will ensure that the development is adhering to the town rules.

Victor Demunck, 25 Old Route 299, spoke about his opposition to the project, stating he would like New Paltz to remain a community-based town, not opposed to growth but doesn't want New Paltz becoming like a City like Kingston or Poughkeepsie.

Walter Blais, 8 Grace Avenue, commented his concerns about the increased traffic backing up, where is all the water coming from, wastewater going where? He also commented about this project is within the zoning for an acre and a half.

Phyllis Hart, 70 S. Ohioville Road, spoke that her main concern is traffic, and that Ohioville is not a safe road, losing pets on the roadway, as well as waiting through two lights turning on 299 due to traffic.

Bob Hughes, 131 Shivertown Road, stated he does not live in the project area but New Paltz is his hometown. He spoke about his concerns about the quality of the water and natural resources on the site as well as reading his comments after reviewing the revised site plan.

Noel Russ from Town Environmental Conservation Board (ENCB) read from the ENCB report dated January 9 to the Planning Board in regard to the study done on the site.

Orna Gorosh, 1 Grace Avenue, spoke about her concerns, as a child care provider, about water issues, nature on the road.

Miranda Cangierter, 7 Grace Avenue, spoke about her concerns about the traffic on 299 and how the street will no longer be safe. She urged the PB to look at the traffic and environmental impact and effect on homeowners.

Chairman Calimano stated we are at the beginning of the project and he appreciates the issues raised on this project, assuring their concerns are addressed as the project moves forward.

Motion 1 to continue the Public Hearing for February 13 made by Amanda Gotto. Motion 2nd by Tom Powers. All present in favor. Motion approved.

Chairman Calimano stated that any written comments can be emailed to Pat, and they will be forwarded to the Planning Board members, and they will be read.

Public Comments

Chairman Calimano asked if anyone had Public Comments, but not for the Public Hearing.
No public comments.

Application Reviews

PB 2015-14 Ferris Woods Site Plan

PB 2016-11 Ferris Wood Subdivision

Peter Setaro from Morris Associates, and Karol Knapp approached the Planning Board members.

Dave Clouser discussed his review of the Ferris Woods Site Plan and Subdivision preliminary plans. In regard to soil testing, asking if more in depth testing was planned for the site with the Ulster County Health Department (UCHD).

Peter Setaro replied that preliminary testing done in the spring of 2016 showed good results. More testing was done in early December that came back were very good as well. He mentioned during the testing in December, UCHD and DEC both declined to come to the site to witness the testing. He feels that the septic system will work right. He also mentioned 2-3 minute prior soil testing that Peter stated he'd look into that.

Dave continued his review, raising concern with the wetland buffer area in the plans one of the things required by the Wetland Law is that they should try to avoid it. Two wells in the buffer area should be considered to be moved to alternate locations.

Peter mentioned the wells proposed location were based on existing wells in the area; the farmhouse well be the best producing well. The choice area for the new well was based on the owner and well driller input, close to the farmhouse well with the possibility to get more water than what was required for the project.

Lyle Nolan asked how much space was needed between Building A and Building B on the plan.

Discussion followed on separation issues between space around the proposed wells and site radius within the property line.

Lyle feels there is not a good reason to move into the wetland buffer for the proposed wells.

Chairman Calimano feels that an alternative location outside the buffer for the wells should be considered to keep out of the buffer.

Lyle feels it's the wrong thing to do putting a well in the buffer. It took years to get the Wetlands Law, and feels it should be reconsidered.

Karol Knapp discussed the consideration made for the proposed well sites as well as mentioning discussion with the Town Wetland Inspector (Norbert Quenzer).

Dave Clouser mentioned that Norbert was looking for reasons why you can't avoid the buffer area.

Chairman Calimano stated they would like them to look outside the buffer area before Norbert can do a NOD (Notice of Determination). He also mentioned that a site visit for the PB members be planned to get a better idea of what is planned.

Lyle mentioned the powerline and the herbicides used near them, and how it may impact the water supply along with groundwater salt.

Dave continued discussion on the traffic study, and what the impact on a dead end street will be.

Peter stated that the volumes per the traffic study performed, and per the DOT, a ten year projection to 2027 growth factor inflate the numbers and are misleading.

Chairman Calimano asked that they go back and look at an alternate route from Rt. 299 as an entrance to the site rather than through Brouck-Ferris. Or why we can't find a way to come in off Rt. 299.

Peter agreed to relook at that.

Dave Clouser stated that SEQRA Type 1 action and Part 1 needs updating due to the Subdivision plan involved to meet requirements to the Town Code. TBD on the application needs to be updated. He noted there seems to be an encroachment on Rt. 299 and Chestnut parking lot. Pete agreed to relook at that with them. Dave mentioned that there is a subdivision process going on and a good time to clean that up.

Dave continued to discuss his noted comments from his report. He mentioned to address the subdivision issue, storm water issues highlighted, and miscellaneous site plan issues, such as the bike rack and code requirements., extending sidewalks, electric vehicle charging stations if waived, 7 parking spaces and moving them away from the buffer, site lighting, signage and lighting plan, building construction materials and color used, short turning radius if it will work for the ladder trucks with the fire department, compliance with the fire code, building code and zoning compliance, and draft documentation on maintenance of SWP, recreation areas.

George Lithco mentioned the storm water law, and storm water plans and how responsibilities are exercised under the new law.

Peter agreed to look at that.

Dave mentioned how will age restriction work. Need to know how it will work

Chairman Calimano asked for members comments.

Lyle mentioned the fill section in the buffer area on the plan.

Peter explained that area on the plan, and drainage plan for the area.

Dave mentioned it was out of the buffer, and Peter agreed it would be looked at with possible alternate items discussed and how viable they are.

Adele Ruger mentioned she agrees to stay out of the buffer, and to look for an alternative entrance.

Tom Powers said he'd like to see an alternative entrance off 299.

Amanda Gotto mentioned understanding the age restrictions and how it will work out.

George Lithco mentioned the Federal Housing Law and stating it does provide for aging developments, for age 55 plus. He stated for this case, a recommendation and a determination will be made for establishing the requirement to meet the code. In addition, he mentioned the town Building Inspector (Stacy Delarede) memo to see if the plan access road is permitted in A 1.5 district as well as B-2 district. She is investigating that further. Also mentioned by George was the type of Electric Charging stations, and which one may be more applicable for this type of application as well as the 55 year old age limit and how it will be enforced and controlled.

Chairman Calimano concluded that there are a number of issues to address. He mentioned applicant can contact Stacy anytime on any questions. He mentioned the ENCB report, and noted to look at the habitat in the area.

Planning Board Administrative Discussion

Ag and Market Zoning Change for Town Board

Chairman Calimano next brought up the Simplified Site Plan (SSP) for Ag and Market. He explained it is basically a PB review for Agriculture uses.

Amanda Gotto asked if it is something the County or State requires.

Chairman Calimano stated that it is what a farm goes through a SSP if going through modification, smaller additions using SSP methodology that goes through the Building Inspector to look at and see if the application meets the adequacy of it. If the application doesn't raise the level of significance then SSP review will be used.

George Lithco added that the point is to allow us, the PB, to waive and can also refuse to waive review. He also mentioned it does not require a public hearing, but can but only if the Building inspector requires it.

Chairman Calimano explained that the application comes before the PB and they can agree or disagree to waive site plan review or not. It's an opportunity to streamline without losing the review of the application.

Discussion on the Ag and Market activities followed.

Chairman Calimano stated it's the first step to improve the law for the farms.

Chairman Calimano motioned to send a zoning change to 140-51.3 Section A for Agricultural applicant for farm operations to send revised code to the Town Board for zoning change for simplified site plan review for agricultural uses.

Motion seconded by Adele Ruger. All present in favor. Approved.

Chairman Calimano mentioned that at the January 23rd meeting Solar will be discussed. He stated at the latest UCPB meeting he attended they discussed the Solar Farm in Saugerties.

Chairman Calimano continued with the outcome from the January 4 meeting with DOT and DPW with First Responders, Building Inspector, Highway Superintendent, Town Engineer and NP Village reps in attendance to discuss the Intersection of 299 and Putts Corners. He felt overall, it was a good meeting, and it cleared the air. He mentioned the DOT and DPW reps present, and the light at the intersection how first responders would be able to control the light for emergencies, and how it takes 3-5 cycles before it returns to normal. He mentioned the DOT is planning a right hand turning lane, not a slip lane, with arrows. Pedestrian crossing, bike path is planned from South Street into NP but no funding is available yet and is still with the DOT design team. Covered bus stops were discussed and they still have to figure that out. Discussion followed on traffic on Main Street and traffic lights, as well as accident study data, as well as turning lanes at the intersection to help with traffic. Designated bus stops were discussed.

Chairman Calimano concluded that he feels the meeting was worthwhile and cleared up some questions that has been raised.

George Lithco mentioned an update on the bond activity requested by the PB to the Town that was posted for Shoprite. He stated the bond posted for Mohonk Preserve Foothills asked for temporary easement for 6 months, the Building Inspector is agreeable if it's within 6 months; Preserve attorney advised the work is started and record easement date is from December 23 to June 23, 2017.

George also mentioned solar laws sponsored with standard zoning laws and how it's supposed to work. He mentioned one hour training that would be good for the PB to go through.

Chairman Calimano mentioned the Rochester Solar zoning law and mentioned they will be working on the law proposal.

Motion to adjourn made by Chairman Calimano. Meeting adjourned at 9:45 pm.

Minutes submitted by Patricia Atkins