

Town of New Paltz Planning Board

FINAL Minutes

January 27, 2014

Agenda:

Free Conceptual for Shop Rite Façade Renovation
PB 2014-02, LP Builders, Route 208, Subdivision
PB 2013-15, Trans Hudson Mgt/CVS, 12 N. Putt Corners Rd., Site Plan
PB 2010-14, Wilmorite/SUNY Park Point, 141 Route 32 S., Site Plan
PB 2011-13, New Paltz Views, 16 Waring Lane, Subdivision – Extension Request
PB 2011-03, Pyramid Services, Eugene L. Brown Dr., Subdivision – Extension Request
PB 2006-26, Vacarro/Birches, O'Rourke Dr., Subdivision – Extension Request
PB 2007-18, Rappa/Pony Hill, Horsenden Rd., Subdivision – Extension Request
PB 2009-08, New Paltz Hampton Inn, 4 S Putt Corners Rd., Site Plan – Extension Request
PB 2010-02, K & E Beverage, 255 Main St., Site Plan – Extension Request

Present: Dave Clouser, George Lithco, Mike Calimano, Lynn Bowdery (alternate), Tom Powers, Tim Rogers, Lyle Nolan, Eileen Banyra, Lagusta Yearwood

Board Member(s) absent: Peter Muller

Chairman Calimano called the meeting to order at 7:05 pm.

Tim Rogers discusses the feedback from the last meeting regarding using composting at the Wilmorite/Park Point project. Eileen Banyra says there was a lot of information to sift through.

MINUTES

Minutes from January 13, 2014 presented.

Motion to accept the minutes made by Tim Rogers.

2nd by Tom Powers.

All others present in favor. Motion passed.

PUBLIC COMMENTS

Eric Stutt, of Cedar Ridge Road, would like to comment on the proposed LP Builders subdivision on Route 208. He discusses all of the issues that have plagued that area, as well as his property, with all of the development over the years.

PUBLIC HEARINGS

None

APPLICATION REVIEWS

Free Conceptual for Shop Rite Façade Renovation

Mr. Coppola of Coppola Architecture, and Margaret McManus of Chazen Engineering, come before the Board to discuss their future plans with regards to the empty spaces and a façade renovation to the building. They plan on having medical offices, a dollar store, and another available space.

There will be no structural changes. Mr. Coppola goes over the proposed exterior renovations. They are showing the signage as illustrative purposes, as each tenant will be responsible for applying for their own signage.

They would like to proceed with the interior fit-out process, as the landlord as one tenant already signed, and the other one is ready to sign.

Mike Calimano asks about the doors. Mr. Coppola states that no doors will be changing. Some may be removed.

Eileen Banyra asks if the brick will be covered up. Mr. Coppola states that it will be. There is continued conversation on the aesthetics.

Margaret McManus discusses the site plan. She states how the applicant is ready to make some changes to clean up the existing site. She discusses the issues with truck circulation as the building is where it is with regards to the rear property line and retaining walls. They do have more parking than necessary, and would like to add green space. She questions where the Board would prefer to see more green space.

Tim Rogers brings up the pedestrian and sidewalk issues. He also discusses the placement of a bike lane. It is noted that S. Putt Corners is up for redevelopment, as well as the fact that there will be a crosswalk from the future Hampton Inn.

Eileen Banyra discusses the parking lot issues, and would like to see more defined traffic flow.

Mike Calimano suggests that they consider breaking up the parking every 12 spaces. He also reminds them that they must add the cart corrals as per their approved site plan, so they need to consider this in their parking lot design.

Tom Powers asks if they will be making adjustments to the entrance on S. Putt Corners Road. Margaret McManus states that they will be changing the turn radius to make it easier for trucks exiting the site.

Tim Rogers brings up the fact that there should be adequate buffers protecting the sidewalks from the roadways. Margaret McManus states that they can't do anything about the existing sidewalks, but that it can be considered for the sidewalks along S. Putt Corners Road.

There is discussion on whether or not they could apply for building permits for the interior of the dollar store. The applicant states that it is not a change of use, as it is retail and was retail. It is suggested that he speak to the Building Inspector.

PB 2014-02, LP Builders, Route 208, Subdivision

Charles Brown approaches the Board on behalf of the applicant. He asks for copies of any information that Mr. Stutt submitted to the Planning Board. He discusses their plans to subdivide. They have approvals from the State Highway department for driveways. They also have Health Department approvals for septic systems.

There is a conversation on how it was two separate lots, and then was combined, they believe for tax purposes.

Mr. Brown also discusses the water issues. Mr. Stutt, the owner of the parcel on the west side of the parcel being proposed for the subdivision, as well another neighbor, appeared before the Board to discuss described drainage impacts on their land. They expressed concern that this proposed subdivision would exacerbate the existing drainage problems. Mr. Stutt indicated that his engineer was also present to discuss the report that was submitted to the Board.

Lagusta Yearwood questions if there is anything that could be done to appease both parties. Mr. Brown states that it is a legal building lot, and they could certainly just build one house twice the size, with a larger septic. He is not concerned about the run-off, if he was, he would have proposed to pipe it through their property.

Dave Clouser points out some water issues with the lots on Cedar Ridge, directly down from this parcel. He shows pictures of this water flow.

Dave Clouser asks the applicant for the Health Department sign offs. The applicant produces a letter from the Health Department. Dave Clouser states that he needs to talk to them about this with regards to the steep slopes. Dave Clouser states that it is the applicant's responsibility to be sure that the drainage issues be remediated. Dave Clouser states that it is 30% slopes, and a shallow system shouldn't be allowed here. He will need to speak with the Health Department on their sign-off.

It is suggested that the engineers of both parties get together. In the meantime, Dave Clouser will speak with the County Health Department.

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

Justin Dates and Charles Badzylo come before the Board, on behalf of the applicant, to discuss their revised site plan, with regards to the removal of the proposed filling station, as well as parking. They also discuss the State DOT's written comments.

Justin Dates goes over some information that came out of their first meeting with the ZBA. They are reducing their sign package, although a variance will still be required.

There is continued discussion on the size of the signage, as well as the location of the building. Eileen Banyra suggests pulling the building forward, and placing the parking behind the building. Also, she reminds them that the size of the letters don't need to be as large being as though this is the intersection; cars are slowing to a stop, and not whizzing by.

Eileen Banyra comments on the aesthetics of the façade. There is conversation on the parking lot with regards to truck routes, the dumpsters, deliveries, etc.

Justin Dates discusses the layout of the land. Charles Badzylo discusses how if they had no front yard parking, then people would need to walk around to the front. For security purposes, the pharmacy is always located to the rear of the store.

Justin Dates states how they have been mindful of the possible rail trail connections, as well as sidewalks and bike paths.

There is continued discussion on pedestrian walkways and connections, as well as the recommendations of the DOT. The applicant will be addressing these issues, and updating their traffic study for review by the DOT, Ulster County and the Planning Board.

There is discussion on parking restrictions in front yard vs. side yard. It was noted that the Zoning Law requires that on corner lots, the yards along both streets must meet the front yard requirements. Charles Badzylo discusses their appearance before the ZBA, and that the conclusion seemed to be that no variance was required for parking in the designated side yard, which would be along Rte 299. It was agreed that the Building Inspector would be consulted regarding parking in the yard along Rte 299.

The Board would like them to lay out exactly how they see the entire site, with regards to the other pad sites, truck movements, etc.

Lyle Nolan leaves the meeting.

OLD BUSINESS

Extension Requests from 1/28/14-4/28/14:

PB 2010-02, K & E Beverage, 255 Main St., Site Plan – Extension Request

There is discussion on the K & E site plan. They still have existing violations, and it appears that no work has been done on the site plan, other than the installation of a new sign. Mike Calimano suggests that we give the applicant a 30 day extension, and that if he doesn't correct the violations and adhere to his site plan, that then we revoke the application. There is a discussion on the merits of granting an extension.

A motion to grant a 30 day extension, with a letter stating that unless the violations are addressed, there will be no further extensions is made by Eileen Banyra.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

PB 2011-13, New Paltz Views, 16 Waring Lane, Subdivision – Extension Request

PB 2011-03, Pyramid Services, Eugene L. Brown Dr., Subdivision – Extension Request

PB 2006-26, Vacarro/Birches, O'Rourke Dr., Subdivision – Extension Request

PB 2007-18, Rappa/Pony Hill, Horsenden Rd., Subdivision – Extension Request

PB 2009-08, New Paltz Hampton Inn, 4 S Putt Corners Rd., Site Plan – Extension Request

A motion to grant 90 day extensions made by Eileen Banyra.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Lynn Bowdery steps in.

APPLICATION REVIEW CONTINUED

PB 2010-14, Wilmorite/SUNY Park Point, 141 Route 32 S., Site Plan

Jim McKenna, Doug Eldred and Mike Moriello come before the Board.

George Lithco discusses the draft sections of the Findings Statement that he sent out, and the input from the Board that he has received. They currently have 5 draft sections; Traffic, Zoning and Land Use, Community Services, Soils, Geology. George Lithco states that certain of those sections appear to be ready to share with the applicant. Tim Rogers questions which sections he is referring too. George Lithco says the sections are: Transportation, Soils, and Zoning and Land Use.

Mike Calimano states how the Board members need to make notes and label the areas that require further discussion. There is continued conversation on how revisions should be submitted. They don't want to send out anything to the applicant that is wrong.

Lagusta Yearwood would like the time to discuss all of the sections and changes as a Board before.

Eileen Banyra states that possibly they could discuss it as a Board, without the applicant at the table, but

they could certainly be at the meeting. Eileen Banyra wonders why the applicant can't just have the draft. George Lithco states that then it becomes public, not just to the applicant, but to anyone.

There is then discussion on doing this in Executive Session in order to make the necessary changes/corrections or removal of information.

There is a conversation on how as the Board members review the sections, they will make their comments in a different color, and then the next person will work off of the last submittal.

There is discussion on the BME responses that came out on January 14.

Doug Eldred discusses his concerns with the length of time that the Findings Statement is taking.

Mike Calimano states that they will move as quickly as they can, but the information is substantial.

PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION

Mike Calimano states how he had asked George Lithco to address the Board members on speaking at Public Hearings. There is no law against speaking as a resident, not a Board member. The Town Board authorized Supervisor Zimet to speak on behalf of the Town. The Town Board also drafted a resolution on the matter of the granting of a PILOT. They need to be mindful of any statement that they make as they are members of sitting a Board that has been charged with the applicant's review. While the record developed in the course of the EIS review is open and available to the public, and may inform any comments made by them as much as it has informed any other member of the public, there is always concern about the perception of fairness. While he has seen no evidence of any actual bias or pre-judgment on the part of any member, there is always need to consider how an applicant or the public could view a comment as evidence of bias or pre-judgment before the process has concluded; or, while a member might make a statement as a resident of the Town, others could give it more weight if they assume the member might have more information, which could affect their own opinion.

George Lithco noted that the Town Board is working on a letter that the Town Board will be presenting at the hearing regarding the PILOT proposal.

Motion to adjourn the meeting made by Eileen Banyra.

2nd by Mike Calimano.

All others present in favor.

Meeting adjourned at 9:45 pm.

These minutes respectfully submitted by Kelly O'Donnell