

Town of New Paltz Planning Board

FINAL Minutes

February 10, 2014

Agenda:

**PB 2010-14, Wilmorite/SUNY Park Point, 141 Route 32 S., Site Plan PB 2011-13, New Paltz Views, 16**

**Present:** Dave Clouser, George Lithco, Mike Calimano, Tom Powers, Tim Rogers, Lyle Nolan, Peter Muller

Board Member(s) absent: Lagusta Yearwood, Eileen Banyra, Lynn Bowdery (alternate)

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

**MINUTES**

Minutes from January 27, 2014 presented.

Motion to accept the minutes made by Tim Rogers.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

**PUBLIC COMMENTS**

None

**PUBLIC HEARINGS**

None

## **OLD BUSINESS**

Mike Calimano reports that the Ulster County Planning Board was cancelled last month.

Mike Calimano would like to know if any members had any more questions and or comments on the Zoning Amendment for Traffic and Access Management. He discusses how he would like to incorporate these guidelines into our projects, especially with the Shop Rite project in the works. He also spoke with the CVS Engineer about moving pedestrians and bikes through the site safely.

George Lithco adds information regarding traffic studies, and that we need to advise the engineers of upcoming projects about this amendment. We do need to add more guidelines regarding bicycle and pedestrian traffic.

Mike Calimano states that it may not be feasible with certain projects to add roadways, but then we could be sure to add bike lanes/pathways; alternatives to access roadways, not necessarily meaning that a project wouldn't be approved if they couldn't put in access/connector roads, but they could add other types of connections.

Mike Calimano says that he will tinker with the verbiage on this, and put something together to send to the Town Board from the Planning Board.

There is continued discussion on being proactive, especially along the Route 299 corridor. It will be just like our sidewalk situation, in that doing it piece by piece as projects come up, doesn't really work.

Tim Rogers wonders if this has been given to the Bike/Ped Committee. There is discussion on how they should be included.

Mike Calimano states that he will try to draft this letter by Friday and get it to the Bike/Ped Committee as well.

Lyle Nolan leaves the meeting.

## **APPLICATION REVIEWS**

### **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.

Tonight Mike Calimano suggests they discuss the sections including, soils, geography, topography, air quality and land use.

George Lithco, Mike Calimano and Tim Rogers take a 10 minute break from the meeting at 7:20 pm.

George Lithco, Mike Calimano and Tim Rogers return to the meeting at 7:30 pm.

George Lithco states the reason for the break in the meeting was that a letter was received from the applicant's counsel regarding a Planning Board member who spoke at the IDA Public Hearing. It was suggested that this member used bias or previous judgment against Wilmorite. They have asked for him to be excused from continued review of this application.

Tim Rogers states for the record that he spoke at that hearing as a resident. He had no bias based on information he received from the Planning Board, and that his comments were based strictly on information that was presented to the public. He didn't discuss anything new at that hearing that he hadn't already made at the Planning Board during previous meetings.

Mike Calimano states that he agrees, he was at the hearing in question, and he agrees with Tim Rogers.

Tim Rogers states that he will not step down from his post on the Planning Board, and that he will put this statement in writing as well.

The Planning Board members begin to discuss the sections of the draft Findings Statement as stated above.

There is discussion on geothermal energy, and the difficulty of using it in this project.

Tim Rogers would like the statement to be more factual, and not a discussion. Mike Calimano states how this is more of a response to the scoping documents. George Lithco states why this is done this way, and that there may be better areas to place the information, but this is why it is answered here in this way.

Peter Muller discusses his concerns over soil remediation. He has concerns over soil encapsulation, and future owners/uses of this property.

Tim Rogers states he is uncomfortable with saying that some areas will have more attention. For example, the faculty housing areas will be treated differently, because children could possibly live there.

There is continued conversation on how the soil remediation will be for the entire project, and that the "special attention" sentence should then be removed.

Peter Muller questions how MS 4 will affect this project. Dave Clouser states that this has yet to be implemented, so it would not affect this at this point, as there is no law in place yet.

There is discussion on the ability to use composted soil, and there is the availability to get this locally.

Tim Rogers questions the use of the words, "soils that may require remediation...", and that it seems vague. George Lithco states that this refers to the fact that it will be up to the professionals with regards to these areas.

Tim Rogers questions how this can be monitored, and if the Building Inspector would know if this was working. George Lithco states that this is like a blanket that covers the contaminated soil, and then the clean fill is placed on top. The plans just need to be followed as stated. Tim Rogers is just concerned that the Building Inspector will now have to monitor the soil levels as well.

Tom Powers questions what authority the Building Inspector has. George Lithco states that if the site plan is not being followed, the work can be stopped.

Peter Muller discusses his concerns over using herbicides and pesticides.

There is a brief discussion on the layout of the actual findings statement, and how best to set it up.

The Planning Board moves on to read the geology section. There are no comments.

They next review the topography section. Tim Rogers has concerns with line 53, concerning site disturbance. He also has concerns over storm water run-off mitigation, especially with regards to these large storms we have been getting. Dave Clouser states that even though we are creating impervious space, they are slowing the run-off way down. Therefore the water coming off of the site will not be any greater than it is today.

The air quality section is then reviewed. Mike Calimano points out a typo. Tim Rogers has some concerns with the section on traffic impacts, and that some things have been over looked. He discusses the current problem of parking on residential side streets for free, and that this problem is going to worsen. It is an existing problem, but it will worsen. He feels that students, though residing at Park Point, will still try to get closer to the lecture halls/classrooms and drive to try to find parking on these side streets.

Mike Calimano states that this will be discussed in the transportation section. This isn't really an air quality issue. Tim Rogers states that this could be mitigated by the village getting rid of all it's free parking, and metering each spot.

Mike Calimano states that the use of low VOC materials will be part of the site plan, but he wants to be sure that those exact specifications will be part of the site plan.

There is conversation on being sure the NGBS guidelines are followed. George Lithco states how he spoke with the Building Inspector, and that she will incorporate these into the inspection process of the building permit. No CO's will be issued unless all of the guidelines are followed.

Peter Muller has concerns over car washing, and that causing soil erosion due to the run-off.

The next section the Board reviews is the Transportation section. There is discussion on Ken Wersted's comments. Tim Rogers has concerns with the fact that there are no bike paths. There is continued discussion on shared bike/pedestrian lanes. The Board would like to discuss this with Eileen Banyra.

Tom Powers has questions on page 2, and would like some clarification on a few lines. It is agreed that they will address the closing of the Plattekill parking lot, and its effect on traffic with Ken Wersted. Tom

Powers feels that this will affect the traffic on Route 32. He would also like to add to line 3, that it can be used by Town and Village vehicles.

Peter Muller has concerns with line 18 on page 3. George Lithco states how this simply preserves opportunity.

Jim McKenna has a question on lines 54 through 55, with regards to where this information came from. Mike Calimano states that this came from a letter from Gail Gallerie to Tom George in May of 2013.

Tom Powers would like to see the addition of the wording allowing any police agency with jurisdiction to have authority in the complex.

George Lithco questions the applicant about all of the mitigation procedures. They will review the document and get back to him.

Jim McKenna has some questions concerning the site plan, and amending if necessary in the future. There is discussion on how this process would work.

There is discussion on extra conduits for electric vehicle charging stations.

There is a conversation on the occupancy rate of phase one to phase two.

Mike Calimano states that he would like to talk to Ken Wersted on the traffic impacts during the phasing.

Mike Calimano states how he would like to go over land use and zoning at the next meeting. George Lithco will email the additional sections to the members this week. He would like the members to take a close look at Section K, and get any changes back to George Lithco, as he is revising this section. The Board will probably look at community services last, as it will take a bit more work.

#### **PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION**

Nothing

Motion to adjourn the meeting made by Peter Muller.

2<sup>nd</sup> by Mike Calimano.

All others present in favor.

Meeting adjourned at 9:55 pm.

These minutes respectfully submitted by Kelly O'Donnell