

Town of New Paltz Planning Board

FINAL Minutes

February 24, 2014

Agenda:

PB 2013-13, Dunkin Donuts, 250 Main St., Site Plan
PB 2010-14, Wilmorite/SUNY Park Point, 141 Route 32 S., Site Plan

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

Board Member(s) absent: Eileen Banyra

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

MINUTES

Minutes from February 10, 2014 presented.

Motion to accept the minutes with the changes noted below made by Tim Rogers.

2nd by Michael Calimano.

Tim Rogers would like to make the change that the letter from Wilmorite asked that Mike Calimano excuse Tim Rogers from the Planning Board and not "recues".

All others present in favor. Motion passed.

Mike Calimano states that he would like to amend the agenda for tonight to include reviewing K & E Beverage extension request.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

APPLICATION REVIEWS

PB 2013-13, Dunkin Donuts, 250 Main St., Site Plan

Jeff Schiller comes before the Board to present his site plan changes as requested and reviewed by Dave Clouser in a memo dated February 20, 2014.

All other memo notes have been addressed on this new site plan that he has brought with him tonight.

He also discusses the additional handicap parking space, as they are only required to have one. There is discussion on the bike racks meeting the Bike/Ped committee's recommendations. Kelly O'Donnell will email Mr. Schiller these recommendations.

There is conversation on how the utility easement is not needed and the intersection will be completed by Stop n Shop when the asphalt plants open for the season.

Dave Clouser discusses the site plan waivers that were requested, water and sewer and sight distance. He also states that this is a Type II SQRA action.

A motion to grant the above mentioned waivers is made by Lyle Nolan
2ⁿ by Lyle Nolan.

All others present in favor. Motion passed.

A motion to grant conditional approval, pending bike rack approval and lighting approval by Dave Clouser, is made by Peter Muller.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Mike Calimano discusses the Dunkin Donuts application and the site plan process to the high school students that are present at the meeting.

OLD BUSINESS

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

Bill Brosnan from K & E Beverage comes before the Board to address his site plan. He does want to address the violations as soon as he can. He doesn't feel he can meet all of the other site plan requirements. He will need to amend his site plan in order to do this.

Mike Calimano states that the Board will really need a modified site plan that includes all of the changes in order to go over it with the Building Inspector as well. The Planning Board needs to see what is there, and what he intends to do.

There is discussion on what is actually included on a site plan, and what Mr. Brosnan will need approvals for. It is also discussed if this could be done in stages, with the more cosmetic work being done with a Simplified Site plan. Mike Calimano states that before anything, the code violations need to be addressed, which will require modifying the site plan, and requesting a variance. Therefore it is best to modify the site plans and come back before the Planning Board to see if a referral needs to be made to the ZBA.

A motion to extend this application another 60 days is made by Lyle Nolan.

2nd by Peter Muller.

Mike Calimano states that the modified site plans need to be submitted in time for the April meeting. All others present in favor. Motion passed.

Mike Calimano discusses the extension process on site plan approvals to the High School students present.

Lyle Nolan leaves the meeting. Lynn Bowdery sits in.

APPLICATION REVIEWS CONTINUED

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

Mike Calimano discusses how far the Board has gotten in its discussion of the sections of the Findings Statement.

Tim Rogers questions whether or not Mr. Calimano has submitted a written response to the Wilmorite Counsel. Tim Rogers submitted his. Mike Calimano states that he has two letters going to Wilmorite. One is his response to the letter requesting Mike Calimano excuse Tim Rogers from the Planning Board, and one is in response to their meeting with the Village.

George Lithco states how he is still looking for Board comments on what he submitted last week with regards to the draft sections of the Findings Statements.

Peter Muller makes a suggestion regarding the possibility of labeling the draft Findings sections a different way.

Lagusta Yearwood has questions on who will really be doing the monitoring as far as the environmental issues are concerned. It seems to her that everything states that it will be the Building Inspector, but that seems excessive. She is wondering if there is a way to hire someone to do this. Mike Calimano states that we do need to consult with Stacy Delarede on what her plans are for this.

Tim Rogers questions if there are fees that could be charged for monitoring and inspections. George Lithco states how we establish an agreement between the developer and the town, in the form of an escrow account being established, and these monitoring and inspection fees are drawn down on for the Construction Project. Mike Calimano discusses how this process needs to be finished in order to establish everything that will need to monitor. At that point, the Town can set up the Construction Project account. There is continued conversation on this phase of a project, in order to assure compliance.

Mike Calimano wants to continue where the Board left off. They begin the review on the Geology section. Tim Rogers questions whether things like surface water run-off can also be referenced in this section as well.

Lynn Bowdery has a comment on the topography section; she is unclear on line 20-21.

There is discussion on how the applicant can state that there is no need to connect to the Village water system, after the meeting they had last week, wherein they discussed annexation to the Village.

George Lithco states that in order for the applicant to be connected to the Village water system, they require annexation. There is a continued discussion on how we need to keep moving forward with this application until such time as we are told not to. There is only a proposal for annexation out there, there is no application.

Tim Rogers feels that some sections could be put on the back burner until we know for sure whether the application is being pulled.

Lagusta Yearwood states that she feels that Line 922 might not be true.

Mike Calimano states that since we only received section E on Sunday, he will hold off on review of that section. However, we need to continue the development of the Findings Statement until told something different.

Tim Rogers has concerns on impervious surfaces, and exactly how much of the property this will be. He would like to see the actual numbers. There is discussion on clustering, and how by going up and closer together with the buildings, they are reducing impervious surfaces. The applicant states how there is a chart in the DEIS that reflects these numbers.

Tim Rogers's states that he would like to see any type of variance request be framed with all of this information, in order to better explain this reasoning to the community.

Mike Calimano states how the traffic questions of the last meeting were sent out to the Town's consultant, and he did respond to each of the items. These responses were sent to the Board members.

Tom Powers questions whether or not the Ridge apartments were considered in this traffic study. It was an approved project at the time, so it should have been considered in the study. Unknown variables for future growth should also have been considered.

Lagusta Yearwood again discusses the fact that the Loop bus doesn't run on the weekends, and how this is an unfortunate thing.

Land use and Zoning is the next section to be reviewed. There is a discussion on water supply, availability, and water rates if this project were to go through the village.

Mike Calimano would like to talk about land banked parking. Lynn Bowdery has some questions with regards to wetlands vegetation that is mentioned on page 2 of this RV Zoning District. This sentence needs to be changed. It should refer to buffer vegetation.

Mike Calimano states how we still have items that will be incorporated into the final site plan review.

Tim Rogers's questions the SUNY Foundations rental cost of the land, as this affects the revenue. It is a revenue generator. They charge money to rent the water/sewer treatment plant land. This paragraph, on page 4 of this section, line 25, needs clarification.

There is conversation on the narrative for the number of beds allowed in the RV zoning district. The number has been reduced since it went before the Village; however, it was a different applicant. Therefore they can't really say it's been reduced from that number.

Mike Calimano would like to skip Section K, Community Impacts, for tonight as it will take a while to review.

Mike Moriello questions whether Section K will be released to the applicant. Mike Calimano states that it won't be, as it is still in draft form under review.

Section H (Agriculture) will now be reviewed by the Board. Tim Rogers states that instead of referring vaguely to the "current owner", that it should mention that the SUNY Foundation is the owner, as many people do not know this.

Tim Rogers would like more detail on how the land is being "swapped" out. He would like to see the ratios in the findings.

There is a discussion on the community gardens. Tim Rogers is not sure why this topic is in our findings statement.

Tim Rogers feels that the subsurface water drains section should also be referenced in groundwater section as well.

Section L on Visual Resources just came out, so the Board will review this at a later date.

The Board now reviews Section M (Cultural Resources). The Board members have no comments.

The Solid Waste section is reviewed next. There is a discussion on composting. The applicant thought that this wasn't a factor, as they previously stated, it is not economically feasible. The Board suggests that maybe they could look into now that it is a commercially available service, and if it isn't economically feasible, than it shouldn't be a condition.

The Section on Noise will be reviewed at the next meeting.

The Energy section is reviewed next. George Lithco spoke to Stacy Delarede, and the baseline in our Code is Energy Star 3.

Lynn Bowdery has some concerns on Section O, with regards to the verbiage, “new renters”. She would like to see clarification on this.

There is a discussion on “substitution” with regards to housing options, demographics, etc., and how this relates to traffic.

Lynn Bowdery has concerns about “mitigations” mentioned in the Energy Section, on page 3 of Site Plan and Site work. Not all of the mitigations mentioned are energy mitigations. She wonders if those that aren’t related to energy should be mentioned in other sections.

Mike Calimano would like the Board members to review sections E, L, N, D and K for next meeting. He would like them to email any comments to George Lithco.

George Lithco questions if it is true that freshman must live on campus? The applicant is not sure, they were approached to accommodate transfer students, which leaves 25% of the student body out of the rental pool. Tim Rogers wonders if it is also true that freshman can’t have cars on campus.

PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION

There is a discussion on the next agenda, and how there are two other applicants on that agenda. Therefore, Mike Calimano suggests that Board members get George Lithco all of their comments beforehand, in the hopes of finishing the review of the existing sections at this meeting.

There is a discussion on the Town Board meeting this Thursday that involves Wilmorite. Mike Calimano will be meeting with Supervisor Zimet before the meeting.

Jeff Logan states that all Planning Board members are invited, but to forward any questions to Mike Calimano before hand, and he can get them to Susan Zimet.

Motion to adjourn the meeting made by Lynn Bowdery.

2nd by Lagusta Yearwood.

All others present in favor.

Meeting adjourned at 10:04 pm.

These minutes respectfully submitted by Kelly O'Donnell