

Town of New Paltz Planning Board

FINAL Minutes

March 10, 2014

Agenda:

**PB 2014-05, Kunz, 8 Gatehouse Rd., Accessory Apartment**  
**PB 2010-14, Wilmorite/SUNY Park Point, 141 Route 32 S.**

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

Board Member(s) absent: Peter Muller

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

**MINUTES**

Minutes from February 24, 2014 presented.

Motion to review and approve the minutes was made by Tim Rogers.

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

Tim Rogers would like to make changes to page one and page two, with regards to Wilmorite asking Mike Calimano to excuse Tim Rogers, and not Wilmorite asked Tim Rogers to excuse himself.

All others present in favor. Motion passed.

**PUBLIC COMMENTS**

John Johnson, Town resident, would like to comment on items he would like to see in the Findings Statement with regards to the Wilmorite application. He addresses his concerns over the fiscal impacts to the community because of vacancies for current rental owners. He also has concerns with their requested lot line revision of the 8 acres being added to the larger parcel. The 8 acre parcel is in the R-1, and the rest of it is in the R-V district.

Mike Calimano states that even if it is added, the Planning Board can't change zoning, therefore the land will remain in the zone which it is in.

Paul Brown, Town resident, would like to bring a few items of concern regarding the Wilmore to the Planning Boards attention. He points out the proposed application that is going around concerning the potential annexation to the Village. He is also confused about the 34 acres that he can't find mentioned in the DEIS, and who controls this land and what the risks may be.

## **PUBLIC HEARINGS**

None

## **APPLICATION REVIEWS**

### **PB 2014-05, Kunz, 8 Gatehouse Rd., Accessory Apartment**

Angela and Johann Kunz come before the Board to present their application for an accessory apartment. Mr. Kunz states how they are in contract to purchase this property, and they would like to convert the existing addition of the art studio into a one bedroom apartment. Mike Calimano states how they need to show a more detailed sketch plan of where the entrance and the parking will be. Mr. Kunz shows his new sketch plan of sidewalk, parking, entrance as well as photos of the existing lighting. Eileen Banyra questions where the existing lighting shines. It currently illuminates the sidewalk. The applicant spoke with the UCHD, and they know they need to upgrade the septic before any work can begin. The applicant shows the Board the sketch of the interior of the current space, and what they plan on doing inside. Mike Calimano states that they will need to fill out the short form EAF. He also wants the more detailed sketches of exactly how the layout of the site will be for the final record.

### **PB 2014-02, LP Builders, 105 Route 208, Subdivision**

Charlie Brown and Louis Pepaj come before the Board to review their application for this subdivision. Charlie Brown goes over the current site plan. There is discussion on the previous meetings issues with regards to the septic design as well as the steep slopes. Dave Clouser did speak with the Health Department. Dave Clouser did not get the email back from the Health Department that was sent to the applicant. Mr. Brown will get a copy of this to Mr. Clouser. The DEC said that this was an ecologically sensitive area. Dave Clouser also states that they will need to see limits of disturbance. He points out that this is an MS4. There is continued discussion on how the drainage ditch will need to be improved. Mr. Pepaj doesn't feel that the road drainage issue should be his problem. Dave Clouser would like to see all of the items on the original review letter answered. George Lithco states the applicant should look at Town Code 120-119. He states that there needs to be an easement granted to the DOT for the run-off swale that runs through the property.

## **OLD BUSINESS**

Mike Calimano discusses with the Board how the Town Board wants the Planning Board to review a solar zoning ordinance. Since they just received it today, he would like to give them until the next meeting to review this.

Mike Calimano also states how he received a notice of Lead Agency from the School District with regards to some school improvements. George Lithco states how the Planning Boards role is simply as an interested agency. As it develops, the Planning Board will be notified, in case they want to comment.

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, as well as what sections he plans on reviewing tonight, which are D, E, L, O, K, N and R. He would like to get to all of it tonight if possible, so that George Lithco can get the whole document together. In that way, the Board has the entire document to review.

Section D, Surface Water, is now reviewed. George Lithco would like clarification on the easement through the 34 acre parcel. Tim Rogers has questions on this parcel as well, and how it relates to the possible annexation of the Village. Doug Eldred shows the plan, where the 34 acres lies, to the Board members. Jim McKenna goes over why the parcel is 34 acres. It has to do with their water exploration, and how many wells they needed to drill. Lagusta Yearwood states her concerns with the references to the Flood Plan verbiage. Tim Rogers discusses his concerns with storm discharge rates. There is continued conversation on surface water.

Mike Calimano states his concerns with the different references to roof colors with regards to water run-off. Eileen Banyra states how the EPA recently stated that white roofs were better. Mike Calimano just wants to be consistent with the terminology throughout the document.

Tim Rogers states how some of this ties in with Section F, with regards to native plants. There is a brief discussion on this topic. Tim Rogers feels some of the wording is too vague with regards to numbers, etc. of plantings. George Lithco states how this is all included in site plan. The findings statement is more of a loose document. The specifications are what is included in the site plan.

Tim Rogers also has a change for the section on mitigation with regards to land banked parking. This needs to be clarified so this option is not left open. There is a question on whether or not the applicant would need to come for a variance if they want to use that land banked parking in the future.

There is a conversation on the sewer treatment plant.

Mike Moriello comments on how this application to the Village for annexation is not a Type II SEQRA. He wasn't present at this meeting though.

Section E, Groundwater, is now reviewed. George Lithco wants to call the Boards attention to the page with the arsenic testing. Lynn Bowdery has a question on well pump testing.

Section L, Visual Resources, is now being reviewed. Mike Calimano would like to some clarification with the wording with regards to lighting during the winter. Eileen Banyra has some other changes she would like to see on page 27. There is a discussion on architecture styles.

Section N, Noise and Odors, is now being reviewed. Lagusta Yearwood has no comments on this section. Lynn Bowdery has a question on noise levels with regards to this property, as well as the use of a berm to block noise; and if these berms present other issues with regards to run-off. Eileen has some concerns with the anti-idling section. Mike Calimano wants some clarification on the section on the back-up generator.

Section K still needs to be reviewed. Mike Calimano states how George Lithco needs to leave the meeting, but he would still like to do a “walk-thru” of this section in order that he can get any comments/changes back to him.

George Lithco leaves the meeting.

Section K, Community Impacts, is now reviewed. Lynn Bowdery has some issues with information on page one of this section. Tom Powers has some issues with the wording of line 59, as well as line 69. Eileen Banyra would like an assumption removed from page 3. There is a discussion on the PILOT proposal that was presented. Tom Powers has concerns on the first responder information on page 4. Tim Rogers has some questions on some revisions he sent to George Lithco that don’t seem to be in this latest revision. This might be the wrong version that was sent.

Mike Calimano states how he will go over all of these issues with George Lithco. Mike Moriello questions on when this section might be available to the applicant. Mike Calimano would like the Board to see the document as a whole, and be able to review it together. Now that all sections have been reviewed at least once, they might be ready to adopt this soon. He reminds the Board to get any other changes to George Lithco as soon as possible.

## **PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION**

None

Motion to adjourn the meeting made by Eileen Banyra.

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