

Town of New Paltz Planning Board

FINAL Minutes

June 9, 2014

Agenda:

PB 2014-07, Sheeley, 90 Old Route 299, Lot Line Revision
Ferrisway Town Houses, 30 Brouck Ferris Blvd., Free Conceptual Review
PB 2014-04, Mohonk Preserve, Mountain Rest Rd., Site Plan/Subdivision/Lot Line Revision
PB 2014-11, Novella's Catering, 2 Terwilliger Ln., Site Plan
PB 2014-12, Diamond Car Wash, Route 299, Site Plan
PB 2014-08, Shop Rite, Main St., Façade Renovation

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

Board Member(s) absent:

Chairman Calimano called the meeting to order at 7:01 pm.

PUBLIC HEARINGS

PB 2014-07, Sheeley, 90 Old Route 299, Lot Line Revision

A motion to open the public hearing is made by Peter Muller.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

No one present to comment.

CONCEPTUAL REVIEWS

Ferrisway Town Houses

Bart Panessa presents his sketch plan for a free conceptual review for a town house project on Brouck Ferris Blvd. It is a project with a total of 63 apartments, with 9 buildings in total. They state that they would not need to seek any variances, however, there are two zoning districts involved. There is concern that there is no other way out of this proposed development. There would need to be

consideration of other access points, as it is a long dead end road with many homes already there. Chairman Calimano lets the applicant know that there are several items that will need to be addressed, including water, sewer and traffic/access, storm water, etc. It is also mentioned, that if a zoning change is required, they will need to go before the Town Board as well.

APPLICATION REVIEWS

PB 2014-04, Mohonk Preserve, Mountain Rest Rd., Site Plan/Subdivision/Lot Line Revision

Peter Karris Landscape Designer from Taconic Site Design, on behalf of the Mohonk Preserve, comes before the Board to make a presentation on the project that they currently have before the Planning Board. He presents a video on the project. He discusses the ever changing preserve, as well as the great community outreach that was done on behalf of this project.

Glen Hoagland speaks about the Preserve itself. He discusses the mission of the Mohonk Preserve, as well as the values. They are the New York state's largest non-profit nature preserve. Mr. Hoagland discusses their four key programming areas. He then discusses local impact statistics; including local employees, vendors, members, etc. He also discusses the community benefits as well. Mr. Hoagland goes over the Preserve annual budget.

Ron Knapp, Past President of the Mohonk Preserve speaks to the Board and the community. He thanks everyone for being present. He discusses the ongoing parking issues. He discusses the 4 parking projects developed over the years, which gave them 400 new spaces. Lake Minnewaska currently has 500 spaces. He feels that it is dangerous to park roadside. He also discusses the removal of trees in order to do this. He states that the few trees (7) that were removed to create all of these lots, was a small price that made parking safer. They don't want to make these lots larger. He discusses the amount of money spent is for acquiring all the preserve lands, the foothills and the carriage ways. He discusses the Land Asset Management Plan, which is available on the Preserve's website.

Peter Karris discusses the Foothills Trails and Connectivity Master Plan. He then discusses the proposed 536.86 acre subdivision that the preserve is in the process of acquiring from Open Space Conservancy. Patti Brooks of Brook and Brooks Surveyors goes over the subdivision site plans. The lot line revision is to remedy an overlap that exists between the OSC and Jenkins Properties, LLC.

Peter Karris discusses what all of this actually means. The gateway was constructed in 1908. It was originally a designed landscape. This area was decommissioned in 1945, when town roads made a quicker route to the Mountain House. It has since fallen into disrepair. The Preserve is not looking to acquire the farmlands. Phase one is their current application. The next two phases constitute 4 small maintenance/restoration projects; they will not include any new structures. He discusses the project in detail with regards to the Testimonial Gateway parking, and its entrance off of Route 299. He also discusses the Hasbrouck house area improvements at the Marshlands. This area will have 20 parking spots only.

Ted Kolankowski speaks to the Board and the community about the detailed site planning of the project. This is a 3 part application, with part one being SEQRA; the second part is the subdivision of the 857 acres into 2 lots including the minor lot line revision with the Jenkins lands. The third part is the site plan proposal. They are in compliance with the A-3 zoning with size and set-backs. He goes over the site statistics. They are increasing by 1,600 sf, and adding 110 new parking spaces.

Peter Karris thanks everyone for listening. He hopes the Board will consider declaring Lead Agency, and mentions that they would be happy to offer guided tours of the project to Board members.

Mike Calimano states that he will take public comments for 15 minutes, and then review the other applications on the agenda. He will ask the Board to stay after the application reviews in order to hear additional public comments. He also discusses how the process will continue with lead agency declaration, scoping, and then public hearings will be held.

PUBLIC COMMENT (on issues other than Public Hearings – 15 minutes)

Ray Lunati, Town Resident, states the plan looks great, though he doesn't like the fence along the road. He states his concerns with his own subdivision in which he was required to make sidewalk easements, and he hopes the Board will require this of the Preserve as well. He also has concerns with regards to the Wetlands Law, as well as wanting to request a full EIS.

Lou Cariola, Town Resident, wants to know if the neighbors were notified of this public hearing. Chairman Calimano states that this is not a public hearing, and when the time comes for the public hearings, all abutters will be notified. Mr. Cariola also has concerns with regards to over flow when the lots are full.

Bruce Simon, Town Resident, states that there is no one closer than his property; he is at the corner of Buttrville Rd. and Gatehouse Rd. He has concerns with regards to the Mohonk Preserve truly being a developer. He wonders if their plan is considered segmentation.

Karen Pardini, High Falls resident, New Paltz School tax payer, she believes they should go through a full EIS.

Michael Fink, Town of Rochester resident, New Paltz School Tax payer, has concerns with regards to traffic. He wants to see a full EIS without segmentation.

David Porter, Town Resident, wants to see a full EIS as well. The most important issue is the traffic volume.

Nancy Scheindewind, Town resident, and Preserve member, though she does have two concerns with open space and community character. She is very concerned about the ban on parking on Buttrville Road.

Erwin Sperber, thanks the Board for hearing all of these public comments. He is submitting a letter requesting no segmentation; as well as if and when they do proceed without segmentation, he would like to see a full EIS.

Andi Weiss-Bartyczak, speaks on behalf of the Sierra Club. They insist that the Preserve submit all their plans up front to avoid segmentation.

Matt Logan, Town resident, submitted a written statement already. He just wants to speak out in support of this project. This beautiful land needs to be managed. The Preserve has done that gracefully as can be seen with their other parking projects.

Bobbi Ezmark, High Falls resident, speaks in support of the project; the fact that this is something that is ever changing and needs to be successfully managed. Mohonk Preserve is the best suited to do this, as can be seen how they developed the Spring Farm trail head.

Ralph Scementi, Kerhonkson resident, would like to see a full EIS.

Chris Ulrich, Town resident, will be handing in several letters as well as a petition. He reads some of these letters that state several concerns with this project. He would like to see a full EIS as well.

APPLICATION REVIEWS CONTINUED

PB 2014-07, Sheeley, 90 Old Route 299, Subdivision/Lot Line Revision

Dave Dippel comes before the Board with regards to this lot line revision application. He goes over the revisions based on Dave Clouser's memo.

Dave Clouser goes over the Short EAF form with the Board members. It is determined that the application will not result in any significant adverse environmental impacts.

A motion to declare this a Negative Declaration motion made by Peter Muller.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Motion to close the public hearing is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

A motion to grant waiver of section 121-17 B is made by Peter Muller.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Mike Calimano states that a sidewalk easement needs to be included on the plans. Dave Dippel can't speak for the applicant, however he does know that the Board can require this. There is continued discussion on the request of a sidewalk easement.

Motion to grant preliminary approval, provided that a 15' sidewalk easement is shown on the plans, along with the addition of the map notes for the wetlands, is made by Lagusta Yearwood.

2nd by Peter Muller.

All others present in favor. Motion passed.

Motion to waive final public hearing is made by Peter Muller.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Motion for conditional final approval with above noted conditions is made by Lagusta Yearwood.
2nd by Peter Muller.
All others present in favor. Motion passed.

PB 2014-11, Novella's Catering, 2 Terwilliger Ln., Site Plan

Kim Hoover from Hoover Architectural comes before the Board to present the application for Novella's site plan changes. Dave Clouser goes over his review memo of the project.

Kim Hoover discusses some changes to the site plans. She has questions on site plan check list #5. With regards to #8, they are just trying to add landscaping, so she didn't think she was required to show it. Dave Clouser states that it is required, unless they request a waiver as in code Section 140-52.

Dave Clouser suggests she take a look at the current approved site plan.

She questions the addition of sidewalks. They are using the existing sidewalk, though they are adding pavers to the proposed Bridal gazebo.

She has questions on the #2 of the EAF.

She has questions on #3 with regards to hard-scaping.

She has a question on how to document the fire pit on the site plan. Dave Clouser states that a picture will work.

Mike Calimano states that they will need to add the parking lot notes to the site plan. He also states that the lighting plan details need to be precise, as this will need to be sent to the UCPB. Kim Hoover states that there will be lighting in the pergola, but not in the gazebo. George Lithco suggests that if in the future they may want to do this, that they should put it on with this application.

Mike Calimano states that they will need a variance for parking in the front yard. They will need to apply to the ZBA for a variance. The Planning Board will refer this to the ZBA for their July meeting.

PB 2014-12, Diamond Car Wash, Route 299, Site Plan

The applicants come before the Board to present their application for site plan changes to change a bay to a dog wash. In order to accommodate this, the building where that one bay is will need to be expanded by 4'. This will also require the addition of parking. There is discussion on the operation of the system.

Dave Clouser hands out a review memo on the application. He needs the wetlands noted. The applicant should look at the current approved site plan. He goes over the other items of concern noted in his review. There is continued discussion on the property contamination, and the need to include the DEP in the review.

There is discussion on the encroachment on the State Right-of-Way. Dave Clouser questions whether or not there is a lease. Brian Tietje states that he has a permit. They will check with the surveyor.

Water usage is a concern of the Town Engineer. This needs to be compared with the original approvals.

Lagusta Yearwood has concerns with how these small business owners come before the Board, and then we use it as a way to bring them up to code. Mike Calimano states that you only see some applicants once every 40 years, and it is prudent to make them compliant.

Mike Calimano lets the applicant know that any new submissions should be made according to the submission/meeting date schedule. They should submit at least 2 weeks before the meeting. This will also need to be sent up to the UCPB.

PB 2014-08, Shop Rite, Main St., Façade Renovation

Margaret McManus comes before the Board with regards to this façade renovation.

Mike Calimano states that they have a number of violations that need to be remedied. The applicant feels that this is a façade renovation only. However, any use of the site is site plan.

The property owner has told Shop Rite to correct these violations several times. He feels it is unfair that these violations are issued the night he is coming, and he has no time to address the tenant about these violations. He wants to know why the perpetrator is not penalized for these violations? They can't enforce these codes with their tenant. The Town should take proper enforcement action.

There is continued discussion on the additional site violations that are the responsibility of the owner.

Mike Calimano states how when applicants come before the Board, it gives the Board the opportunity to bring the site up to current code, or at least the current approved site plan.

Peter Muller brings up the UCPB's comments with regards to connectivity; in specifically with regards to the abutting gas station.

Mike Calimano is more concerned with the cart corrals, lot landscaping, and the site plan notes which now need to be on all site plans.

There is discussion on lighting.

The owner states how they will probably come before the Planning Board with more substantive site plan changes when they get a change in tenancy.

Mike Calimano states how they reached out them to move the project along, by agreeing to allow the Building Inspector to issue a Building Permit for a new tenant, knowing they were coming before the Board for this renovation. They can't risk bringing the site into compliance by waiting for a new potential tenancy change that may never come.

Mike Calimano would like to see the parking lot landscaping, with a reduction in the extra parking spots, as well as the lighting and the cart corrals.

The applicant will address these items in a new site plan submission. They will also check with the County on their schedule for the improvements on S. Putt Corners Rd., so that they can coordinate improvements in that area.

MINUTES

Minutes from May 12, 2014 presented.

Motion to review and approve the minutes was made by Lagusta Yearwood.

2nd by Tim Rogers.

Tom Powers abstains.

All others present in favor. Motion passed.

ADMINISTRATIVE DISCUSSION

The discussion on the draft solar zoning amendment has been postponed.

Mike Calimano states he did receive proposals from Creighton Manning with regards to traffic impacts for Wildberry Lodge and Mohonk Preserve. He will be signing these, and bring them on board as our Traffic consultant.

OLD BUSINESS

George Lithco discusses the Wildberry Lodge application. Steve Turk would like to be on the agenda for the next meeting to go over the scoping process.

George Lithco submits a letter disclosing that his firm had, at some point, done business with the Open Space Institute.

Mike Calimano discloses that he is a member of the Mohonk Preserve.

Tim Rogers would like to discuss segmentation and if that is illegal.

George Lithco states that you can segment, but you can't segment to avoid an environmental review. There is a discussion on how this should be considered as an entire master plan.

Motion to adjourn made Lagusta Yearwood.
2nd by Lyle Nolan.
All others present in favor. Motion passed.

Meeting adjourned at 11:00 pm.

These minutes respectfully submitted by Kelly O'Donnell