

Town of New Paltz Planning Board

FINAL Minutes

June 23, 2014

Agenda:

PB 2014-15, Alfandre Architecture, 231 Main St., Site Plan Changes per As Built
PB 2014-16, Extra Space Storage, 24 S. Putt Corners Rd., SSP for Photovoltaic
PB 2010-02, K & E Beverage, 255 Main St., Site Plan
PB 2013-19, Wildberry Lodge, Main St., Site Plan
PB 2000-08, New Paltz Hampton Inn, 4 S. Putt Corners Rd., Site Plan (demo bond)

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 7:03 pm.

MINUTES

Minutes from June 9, 2014 were presented.

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

2nd by Tom Powers.

All others present in favor. Motion passed.

PUBLIC HEARINGS

None

CONCEPTUAL REVIEWS

None

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

None

APPLICATION REVIEWS

PB 2014-15, Alfandre Architecture, 231 Main St., Site Plan Changes per As-Built

Rick Alfandre and Joe Buglino come before the Board to present their site plan and landscape changes that were made during construction. The first change was the sidewalk location, which was changed to support circulation as well as help with storm water run-off. They also had to add a retaining wall, which they point out on the site plan. They also had to change the roof elevation.

Dave Clouser discusses the drainage and swales that are on the site. Tim Rogers is curious how the permeable parking surface works. Rick Alfandre explains the products that were used. There is continued discussion on this surface with regards to the product and the cost.

Mike Calimano states that we do need to send this up to the UCPB for their July meeting.

Motion to send this to the UCPB was made by Lagusta Yearwood.

2nd by Peter Muller.

All others present in favor. Motion passed.

Motion to approve these changes and authorize the Chairman to sign the site plan, if the UCPB deems there is no county impact, is made by Peter Muller.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

PB 2014-16, Extra Space Storage, 24 S. Putt Corners Rd., SSP for Photovoltaic

Dave Clouser states that as a Simplified Site Plan, this would need to fall under a type II action. Based on the building size, this application would not fall under the qualifications for a Simplified Site Plan. Mike Calimano states that they will contact the applicant to see if they want to drop the size. In the mean time it should be sent up to the UCPB.

Motion to send this up to the UCPB, if the applicant wants to keep this size and submit an EAF, is made by Mike Calimano.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

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

Mike Calimano asks the Board members what they want to do about this application. The illegal building in the back was removed, and the façade is being cleaned up. They still not have paid their

outstanding escrow balance. There is discussion on what the Boards options are. It is suggested that they keep it open, but have the consultants stop working on it. It will be re-addressed at next month's meeting.

PB 2013-19, Wildberry Lodge, S. Ohioville Rd., Site Plan

George Lithco discusses the draft scoping outline that is in the process of being worked on. It is still in draft form. He recommends that the Board formalize the scoping document, set a date for the public scoping session, and send it out for comment to interested agencies, as well as send it out for public comments.

Ross Winglovits goes through the draft scoping document with the Board members. In his view, the scope is like the table of contents for the EIS.

Tim Rogers questions whether or not the applicant has reached out to the NYS Thruway Authority. Ross Winglovits states that they have not yet done that, but it is part of their scoping, and they will be doing that in the near future.

There is discussion on fiscal impacts and a fiscal analysis. Jennifer Van Tuyl discusses the very different PILOT they will be seeking. This will all be very specific in the Scope.

Mike Calimano states that the attorneys would prepare a public notice that the Board will have a public comment session on this document at our July meeting. This document will also go out to all interested agencies for their comment also.

Mike Calimano asks how the zoning amendment is going. Jennifer Van Tuyl states that they are still working on this.

Peter Muller questions traffic numbers. Ross Winglovits states that the Crossroads project estimated 9,500 cars per day, while this project is estimated at 7,500 per day.

George Lithco states that a public notice will need to go out for the July 28 meeting.

Motion to declare this a Positive Declaration, to hold a public scoping session at the July 23, 2014 Planning Board meeting, and to enable the applicant to move forward with preparation of an EIS, is made by Mike Calimano.

2nd by Tim Rogers.

All others present in favor. Motion passed.

Lyle Nolan questions the old Crossroads submission, and whether or not the Planning Board ever accepted those documents.

There is a discussion on working together on this document.

There is a brief discussion on the process of the zoning amendment change.

OLD BUSINESS

PB 2009-08, New Paltz Hampton Inn, 4 S. Putt Corners Rd., Site Plan (Demo. Bond)

George Lithco discusses that the applicant has advised the Building Department that it is ready to proceed with the removal of the existing building and interior wall, but prior to issuance of a demo permit, the amount of the bond for that work needs to be established by the Planning Board, and there needs to be a signed site plan. In order to sign the site plan, a Developer's Agreement needs to be signed by the Town Board. In order to move this process along, the Board needs to establish a bond for this demolition project. He discussed a draft resolution prepared for that purpose.

Dave Clouser discusses the review of the site, and that there are very little issues, as there is no asbestos. The site is already fenced, so security is not an issue either. They also plan on grinding up the foundation, which keeps costs low as well. It shouldn't take too much time. There will be need for some additional fencing to fill in the gap that will be created when the building is removed, and there is need for some restoration to stabilize the exposed area of the site. The budget for this is proposed around \$28,000. These items need to be considered when approving this restoration bond.

Motion to set the restoration bond at \$30,000 is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

ADMINISTRATIVE DISCUSSION

Chairman Calimano states that the Board is going into Executive Session to discuss litigation. At the end of the Executive Session they will be adjourning the meeting. Lyle Nolan leaves the meeting. They go into Executive Session at 7:59 pm.

The Board came out of Executive Session at 8:30 pm.

A motion to come out of Executive Session was made by Mike Calimano.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Lagusta Yearwood has some questions on open space requirements with regards to small projects. She is concerned about the loss of open space and what that legally means. George Lithco states that they are an administrative Board, and they must base their determinations on standards. Members need to be able to use fair and impartial judgment. Tim Rogers states that if you do a full EIS, and find it compromises the community character, couldn't that be part of SEQR.

Tim Rogers would like to check in to getting a second set of eyes to augment our attorney with regards to the Wilmorite lawsuit. Mike Calimano states that he will check with the Supervisor on this issue.

Motion to appoint Jacobowitz & Gubits as the attorney for the lawsuit that Wilmore filed to challenge the Planning Board's SEQRA Findings Statement and Site Plan Resolution, is made by Mike Calimano.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Motion to adjourn made Peter Muller.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Meeting adjourned at 9:55 pm.

These minutes respectfully submitted by Kelly O'Donnell