

Town of New Paltz Planning Board

FINAL Minutes

July 14, 2014

Agenda:

**PB 2014-06, Said Hassenzedah, 216 Rte 32 N, Site Plan**  
**PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan**  
**PB 2014-11, Novella's Catering, 2 Terwilliger Ln., Site Plan**  
**PB 2014-08, New Paltz Properties/Shop Rite, 258-268 Main St., Site Plan**

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

Board Member(s) absent: Lagusta Yearwood

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

**MINUTES**

Minutes from June 23, 2014 were presented.

Motion to review and approve the minutes was made by Lyle Nolan.

2<sup>nd</sup> by Tim Rogers.

All others present in favor. Motion passed.

**PUBLIC HEARINGS**

None

## **CONCEPTUAL REVIEWS**

Paraco Gas Propane Exchange for CDP Group (New Paltz Mobil) - Art Coolbaugh from Paraco Gas comes before the Board to discuss their ability to do a propane gas exchange on this site. He goes over the proposed plans, with the location, as well as the cage itself. Mike Calimano goes over the memo from the Building Inspector. Mike Calimano states that it would need to be a site plan modification, which would require full site plan application and review.

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

None

## **APPLICATION REVIEWS**

### **PB 2014-06, Said Hassanzedah, 216 Rte 32 N., Site Plan**

Said Hassanzedah comes before the Board to present his site plan. Mike Calimano notes that this application was before the ZBA for a use variance, which was granted last Tuesday night, with several conditions. Mike Calimano reads the ZBA approval. He also states that this was reviewed by the UCPB, and they deemed it to have no county impact. Dave Clouser notes that he did give his review notes to the engineer, and he did make the necessary changes. He and Stacy Delarede, the Building Inspector, also reviewed the parking, and the number of spaces is correct.

Dave Clouser goes over the part II SEQRA Assessment. It is determined that there will be no adverse environmental impacts.

Motion to declare a negative declaration is made by Mike Calimano.

2<sup>nd</sup> by Peter Muller.

All others present in favor. Motion passed.

There is the discussion on sidewalks, and that it is on a state highway. Dave Clouser confirms that it did not require any waivers.

Motion to approve this site plan with the conditions of adding the landscaping maintenance notes, as well as including all of the conditions in the ZBA use variance, and signage to be approved by the Building Inspector, is made by Lyle Nolan.

2<sup>nd</sup> by Peter Muller.

All others present in favor. Motion passed.

### **PB 2013-15, Trans Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan**

Justin Dates from Maser Consulting comes before the Board with Charlie Badzylo, attorney, as well as a representative who designed the sign package. Mr. Dates states how he is a member of the Bike/Ped

committee, and therefore he will be recusing himself from anything that this committee may do on behalf of this application.

Justin Dates then goes over the changes that were made to the site and building since the last submission. He states how they have toned things down being as this is the gateway to the town. They then discuss the revised signage proposal. They have been reduced down significantly. They went from 75 square feet down to 33 square feet. They also discussed the ancillary signage to direct customers to the drive-thru pharmacy. They consider them directional signs.

Tim Rogers states that there are access management issues here. He appreciates all of the changes they did make, however he doesn't feel there should be front yard parking at all.

Justin Dates continues to discuss the signage, as they will still need a variance. He also discusses needing a variance for front yard parking. Tim Rogers truly feels that all traffic should be directed towards the rear yard, and there should be pedestrian friendly sidewalks in the front and side of the buildings. The applicant points out that for safety reasons they need to keep the pharmacy area in the rear of the building. Tom Powers does not like the double sided parking either.

There is further discussion on parking, set backs from both roads, and location of sidewalks.

The memo from the Bike/Ped committee is discussed.

There is a discussion on eliminating the drive-thru. Tim Rogers questions the percentage of CVS stores without a drive-thru. The applicant isn't sure. He feels that in walk-able urban communities, most stores don't have drive-thru windows.

Tom Powers asked how many employees they have. Justin Dates states that a normal shift has eight employees. Tom Powers questions where they park. Mr. Dates says that they are encouraged to park further out.

There is discussion on the location of the landscaping and street trees.

Tim Rogers would like the applicant to go through the Bike/Ped letter and address all of their points. Justin Dates states that they did address a lot of these things with the county. The Bike/Ped letter was only received today, so the applicant hasn't had a chance to address it. Mike Calimano asks them to take a look at these ideas, and make some decisions on the parking.

Mike Calimano states that his biggest concern is the design of the building itself. He has seen several different designs. It seems that they don't have too much flexibility with the design shape. He is wondering what other designs may look like. He would still like to see different design options. Tim Rogers states how he does like the façade changes that were made. Mike Calimano agrees, but he'd like to push it a bit further and see some other ideas.

Mike Calimano discusses that they will need strong rationale as to why they may need variances from the ZBA. Charlie Badzylo states they will go back to them and see what they can do, it will all depend on the pro-forma of the site.

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

Kim Hoover from Hoover Architectural comes before the Board on behalf of the applicant. Dave Clouser states how the changes he requested were made, though he does have a question on the materials they will be using for drainage. Ms. Hoover states that it was a bit overkill on the part of the owner, after what they experienced during the last storm, they opted to go this route.

Mike Calimano would like Kim Hoover to ask the applicant to consider some type of walking trail, so as to eliminate customers having to walk out on the main road if they will be staying at the Hampton Inn. It would just be a conceptual type of thing, that when and if the time comes, they would not have to come back for further site plan review. George Lithco states they may simply want to show a general future location where they may want to put it at a later date.

Dave Clouser goes over the Part II SEQRA determination. It is determined that there will be no critical environmental impacts from this project.

Motion to declare this a negative declaration is made by Peter Muller.

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

All others present in favor. Motion passed.

Motion to send this application to the UCPB is made by Mike Calimano.

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

All others present in favor. Motion passed.

Motion to grant the requested site plan waivers that were asked for by the applicant in a letter dated June 20, 2014, except for sidewalks and sending it to the UCPB, is made by Mike Calimano.

2<sup>nd</sup> by Peter Muller.

All others present in favor. Motion passed.

There is discussion on putting an easement note on the site plan for a 15' wide sidewalk, in case the Town ever creates a sidewalk district in this area.

**PB 2014-08, New Paltz Properties/Shop Rite, 258-268 Main St., Site Plan**

Margaret McManus of Chazen Companies comes before the Board to discuss the applicant's latest site plan submission.

Dave Clouser discusses his questions on this latest site plan submission. He is concerned about the drainage that they are taking out along 299. Ms. McManus states that it is being picked up elsewhere on the site. There is continued discussion on the existing drainage issues on this site.

Dave Clouser also has questions on the lighting on page 6-11. He feels that this could be knocked down quite a bit.

Dave Clouser has some concerns with the lot striping detail. He also asks about how the silt sacks work. The applicant states they work well, but they must be maintained.

George Lithco wants to see same approved outdoor sales area as noted on the existing site plan. It was just an error on the part of the applicant.

George Lithco states that the wording needs to be consistent.

George Lithco raises a question on the cart parking on the side of the store, as it is currently on the sidewalk.

There is conversation on the cart corals, including the number that was approved, as well as if there will be someone collecting them, and where they will then be placing them.

There is a discussion on the location of sidewalks.

George Lithco would like to see the cart coral details on the site plan as well.

George Lithco distributes a sample of site plan notes that should be considered for noting on this site plan. He suggests the applicant look through them to see which may apply.

There is a conversation on the location of the fire hydrants.

Mike Calimano states that he would like to see the parking calculations, as well as the green area calculations.

There is discussion on the crosswalk from the Hampton Inn, as well as the county's plans, these should be somehow shown on the site plan.

Lyle Nolan does have concerns with drainage.

Mike Calimano states how we do need to address the county's comments in writing.

Dave Clouser goes over the Part II SEQRA determination. It is determined that there will be no critical environmental impacts from this project.

Motion to declare this a negative declaration is made by Lyle Nolan.

2<sup>nd</sup> by Tim Rogers.

All others present in favor. Motion passed.

There are no site plan waivers needed.

Motion that the Planning Board did properly address the UCPB concerns, so therefore this application doesn't need to be sent back to them, is made by Mike Calimano.

2<sup>nd</sup> Peter Muller.

All others present in favor. Motion passed.

Motion to grant conditional site plan approval with all of the items requested tonight, and with final review by Dave Clouser, before signature by the Chairman, is made by Mike Calimano.

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

All others present in favor. Motion passed.

**OLD BUSINESS**

None

**ADMINISTRATIVE DISCUSSION**

There will be a discussion of the solar zoning amendment at the next meeting.

There is a discussion on escrow fees.

There is a discussion on the Wilmorite litigation.

There is a discussion on the application review process.

Motion to adjourn made Mike Calimano.

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

All others present in favor. Motion passed.

Meeting adjourned at 10: pm.

These minutes respectfully submitted by Kelly O'Donnell