

Town of New Paltz Planning Board

FINAL Minutes

July 28, 2014

Agenda:

PB 2013-19, Wildberry Lodge, Main Street, Site Plan
PB 2014-14, Diamond Car Wash, 526 Main St., Site Plan
PB 2014-16, Extra Space Storage, 24 S. Putt Corners Rd., Site Plan
PB 2006-26, Vacarro/Birches, O'Rourke Dr., Subdivision
PB 2011-13, New Paltz Views, 16 Waring Lane, Subdivision
PB 2007-18, Rappa/Pony Hill, Horsenden Rd., Subdivision
PB 2011-03, Pyramid Services, Eugene L. Brown Dr., Subdivision
PB 2010-02, K & E Beverage, 255 Main St., Site Plan

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

Board Member(s) absent: Mike Calimano, Lagusta Yearwood

Vice Chairman Nolan called the meeting to order at 7:00 pm.

MINUTES

Minutes from July 14, 2014 were presented.

Motion to review and approve the minutes, with the correction noted by Tim Rogers, was made by Peter Muller.

2nd by Tom Powers.

All others present in favor. Motion passed.

PUBLIC HEARINGS

None

PUBLIC SCOPING SESSION

PB 2013-19, Wildberry Lodge, Main St., Public Scoping Session

A short presentation is given by the applicant, Steve Turk, on the project.

Ross Winglovits and Jane Samuelson, project engineers, speak about the scoping document. After this public scoping session, the public still has 10 days to submit any written comments. Mr. Winglovits then discusses the project details and the actual site plan.

After Public comment is taken, these comments will be used to develop the final document by the Planning Board.

Lyle Nolan discusses that the Planning Board will take written public comment for 10 business days after tonight's scoping session. He would like people to keep in mind that this is a whole new project, and that the any previous projects that have been considered for this parcel should not be used in comparison to this application.

Dave Porter comes before the Board to speak about this project, he has been involved in the past three projects that have come before the Board for this parcel. He knows that there are many critical issues, such as wastewater, traffic and toxic soils.

Paul Brown comes before the Board to speak about this project. He was the Planning Board Chair at the time that the last project was before the Board for this parcel. He feels that the scoping document is good, though as far as community services is concerned, this is really a good opportunity to discuss the water/sewer issues that exist in this area. He feels confident that the developer can help the town with this issue. This is a real chance to clean up this site. He would like the applicant to look into having over-flow parking, and possibly working with other projects such as Mohonk Preserve, to help with our traffic concerns.

Dan Winfield speaks about this project. He feels that this is an exciting project. This is a great local family, with three generations working on this project. He feels this will be a win-win situation for the Town, especially as far as taxes are concerned. He doesn't feel that the traffic will be a tremendous issue. He feels that the jobs created will also benefit our community.

Lyle Nolan explains the rest of the process for SEQRA on this project.

Steve Turk would like to propose that if there are any interested persons who would like to walk through his existing properties to see the water filtration and sewer system. August and September are great times to see these systems in use.

Tim Rogers would like to make some comments on the draft scoping documents. He would like to see an addition of PILOT impacts on the school district. He would also like to see traffic studies using worse case scenarios; for example Friday afternoons, Sunday afternoons and holiday Mondays. He would like to see more applicable times studied. He would like to see the round-about and drainage fully discussed in this document. He also spoke about the echo machine that is being used by the Omega Institute, and how he would like to see this explored. He also wants the applicant to really look at and use the ENCB comments. He also didn't see much with regards to sidewalk easements and bike paths. He would like to see this addressed from the beginning. He would like to see the parking ratios with regards to impervious surfaces, and how many spots, and how many of these spots are needed for employees. The

ENCB also suggested that an Environmental Planner be used for this project, and he would like to consider this. Mr. Rogers also wants to see information on displaced wildlife with regards to the outdoor amenities like the zip lines, etc.

Peter Muller would like to ask the applicant what they feel their main season will be. Mr. Turk states that summer will be their main season. Mr. Muller asks about the public's use of the facilities. Mr. Turk states that they will run local specials, but it will depend on the business model, and what works for them. Tim Rogers states that at the last meeting they discussed surveying how other large resorts handle local public use.

CONCEPTUAL REVIEWS

None

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

None

APPLICATION REVIEWS

PB 2014-14, Diamond Car Wash, 526 Main St., Site Plan

John Sullivan and the applicant come before the Board to discuss this application. He did receive Dave Clouser's latest comments. He goes over with the Board his latest revisions to the site plan that was recently submitted.

Dave Clouser questions whether there is a lease with the DOT. The owner states that the DOT needs to draw up a new lease since the property is under new ownership.

Dave Clouser discusses the previous issues with the site and the wastewater issues. The applicant states how he has hired an environmental recovery company to annually take care of the system recovery. He has also stated that they now do have a system in place to sweep the site, to prevent this from entering the sewer.

Dave Clouser has concerns on the water/sewer use of that site. The applicant has the bills with him. Mr. Clouser states that this usage needs to be verified and clarified. He does have concerns with the wetlands where the tower is. The limits on these wetlands need to be shown.

John Sullivan states that they are having a problem locating the 1994 approved site plan.

There is discussion on the wells on the site, as well as the meters. The applicant discusses the upgrades to the water filtration system.

John Sullivan asks the Planning Board to refer this application to the UCPB as soon as possible. Dave Clouser needs to see the lighting documented on the site plan.

The applicant needs to get their revisions in, because this would need to be submitted to the UCPB 10 days before their first Wednesday in September meeting.

There is discussion on how long they need to get these items addressed in order to come back before the Planning Board.

Lyle Nolan states that they should address these items, and get the information in, in order to be considered for an upcoming agenda.

Lyle Nolan asks if there are any other comments on the Wildberry Lodge scoping session. There is no one present to make any further comments. Jennifer Van Tuyl asks if it is alright to excuse the stenographer. The Board agrees that she is no longer needed as there is no one left to comment.

PB 2014-16, Extra Space Storage, 24 S. Putt Corners Rd., Site Plan

The applicant discusses their plans to put a photovoltaic system on the roof of the buildings. The footprint of the site is not changing.

There is a discussion on the system itself, and the structure and pitch of the panels, as well as how much power will be produced.

Dave Clouser discusses the short EAF that was filled out. It is determined that this project has no negative impact on the environment.

Motion to make a SEQR negative declaration is made by Peter Muller.

2nd by Tim Rogers.

All others present in favor. Motion passed.

The applicant states that the system panels will be parallel to the NYS Thruway. There should be no glare on the thruway. The system is made to absorb light and not to reflect it.

Motion to grant conditional approval, with final review of the plan by the Town Engineer and the Chairman, as well as a note on the plan that there will be no glare on the NYS Thruway, is made by Peter Muller.

2nd by Tim Rogers.

All others present in favor. Motion passed.

PB 2013-19, Wildberry Lodge, Main St., Public Scoping Session - continued

Jennifer Van Tuyl and Ross Winglovits come before the Board to discuss comments made this evening. There is a discussion on when they will next be on the agenda. Tim Rogers states that he will not be available on August 25.

Jennifer Van Tuyl states that they will gather any written comments first. They will then incorporate all of this into their final document for the Board to review. They will determine if there is availability to be on the August 25 agenda; if not it can be put off until the first September meeting.

Steve Turk states they will definitely address the traffic concerns. They are counter cyclical to the school calendar, but they will definitely address Friday evenings, etc. He does state that their current location in Highland does have a big draw to go to the Walkway Over the Hudson. He states that the ENCB is going to come out and view their systems.

There is discussion on the public comment session ending on August 11.

Motion to close the public scoping session, with written comments being accepted until the close of business on August 11, is made by Lyle Nolan.

2nd by Tom Powers.

All others present in favor. Motion passed.

ADMINISTRATIVE DISCUSSION

There is a discussion of the solar zoning amendment, and how several people have approached the Supervisor about developing solar farms on their property. Tim Rogers states how the code that was presented was very generic. There is continued discussion on issues that would need to be considered with regards to this type of use.

OLD BUSINESS

PB 2006-26, Vacarro/Birches, O'Rourke Dr., Subdivision

PB 2011-13, New Paltz Views, 16 Waring Lane, Subdivision

PB 2007-18, Rappa/Pony Hill, Horsenden Rd., Subdivision

PB 2011-03, Pyramid Services, Eugene L. Brown Dr., Subdivision

Lyle Nolan discusses how he's looked into the status of the escrow accounts of these projects. Most of them owe a great deal of money. He spoke with George Lithco, who will address this with the Town attorney.

There is discussion on making their extensions contingent upon payment of monies owed. Lyle Nolan states that maybe the best idea is to extend them for only two months, while the Board figures out what it can legally do about collecting these monies.

Motion to grant extensions until September 22 for the above applications is made by Peter Muller.
2nd by Lyle Nolan.

All others present in favor. Motion passed.

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

There is a discussion on how the applicant never brought in a revised site plan showing the previous site plan notes, as well as the requested outdoor cooler for Taco Shack that they want to add. They did remedy most of their violations other than this cooler that was added.

Motion to extend the application to August 25, 2014 is made by Lyle Nolan.

2nd by Tim Rogers.

All others present in favor. Motion passed.

Motion to adjourn made Peter Muller.

2nd by Tom Powers.

All others present in favor. Motion passed.

Meeting adjourned at 9:20 pm.

These minutes respectfully submitted by Kelly O'Donnell