

Town of New Paltz Planning Board

FINAL Minutes

August 25, 2014

Agenda:

PB 2014-17, E. Beckman, 21 Tracy Rd., Accesory Apartment
PB 2014-08, Shop Rite, 258-268 Main St., Site Plan
PB 2014-09, Whispering Woods, 130 DuBois Rd., Site Plan
PB 2014-11, Novella's Catering, 2 Terwilliger Ln., Site Plan
PB 2010-02, K & E Beverage, 255 Main St., Site Plan Extension Update

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

Board Member(s) absent: Tim Rogers

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

MINUTES

Minutes from August 11, 2014 were presented.

Motion to review and approve the minutes was made by Peter Muller.

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

Mike Calimano states that we received a message from New Paltz Properties that they will not be in attendance tonight.

APPLICATION REVIEWS

PB 2014-17, E. Beckman, 21 Tracy Rd., Accessory Apartment

Floyd Kniffen and Erica Beckman come before the Board to present the application for an accessory apartment. Ms. Beckman bought the house recently, and it had an illegal accessory apartment in it, she wants to make it legal. They do have a letter from the UCHD, that the septic is approved for a 4 bedroom. The house is three bedrooms, and the apartment is one bedroom. There is plenty of parking to meet the requirements, as well as the square footage is within the allowable 35% of the total square footage of the existing home.

Motion to declare this a type II SEQRA is made by Mike Calimano.

2nd by Peter Muller.

All others present in favor.

Motion passed.

Dave Clouser questions the lot size. It is in the A-3 zone. Floyd Kniffen states that the apartment is only 25% of the total square footage of the house.

There is discussion on the parking. The set back is 50'.

Mike Calimano states that this application does show all the necessary requirements. UCHD approvals, parking, lighting, and square footage.

Motion to grant a special use permit for Erica Beckman is made by Lyle Nolan.

2nd by Peter Muller.

All others present in favor.

Motion passed.

PB 2014-09, Whispering Woods, 130 DuBois Rd., Site Plan

Patti Brooks and Joy Trapani come before the Board to present their application. The applicant has an existing home based daycare that she would like to turn into a full Montessori school.

Patti Brooks does point out a correction that needs to be made on the map with regards to parking space 6. She also discusses what is erroneously referred to a retaining wall, which is actually a curb. She shows photos. They also have to make some site plan changes to accurately reflect the handicapped parking.

Patti Brooks explains that is an existing day care that they want to make an elementary Montessori school. It would have 3 classrooms with approximately 15 children. There is continued discussion on the number of students per classroom. They are currently at 12 which is all that is allowed in a home based daycare. She could handle 15 per classroom.

Lagusta Yearwood inquires if there would be fire codes that would need to be followed? Patti Brooks states they would tie the occupancy limit to the fire code.

Lyle Nolan feels this is a significant change to the neighborhood. Patti Brooks states that when it is no longer day care, students will be bused in, which will be less traffic. They did speak with the Highway Superintendent. He would just need a charter letter. This site does have a circular drive way, with one way in and one way out, and these will be clearly noted. Mr. Marx did not have a preference which way was the entrance and which one would be the exit.

Mike Calimano has some questions on the type of fencing. There is a jog in the fence that does have to be moved.

Mike Calimano asks Tom Powers if he has any comments on the access of fire apparatus. He has no comments.

There is a discussion on guide rails along the edge of the driveway. There is a discussion on employee parking and if there would be more needed if the number of students went up to 45. Joy Trapani states that even at a max of 45, they would only possibly need 5 teachers, and the employee parking can accommodate this number.

Lyle Nolan questions the location of the septic. The septic is in ground in the rear yard. The UCHD is in the process of running tests. They are looking to be sure that they can currently accommodate 25, and they couldn't increase their numbers to 50 without increasing the septic. They will use whatever language the Board requires with regards to the septic being approved with any expansion that occurs.

There is discussion of the pending NYS Dept. of Ed. approvals, and the pending UCHD approval as well as Planning Board approvals. This NYSDE approval will also need to be given to Mr. Marx.

George Lithco questions whether the Dept. of Ed. also inspects annually. Joy Trapani states that they do, as well as the annual UCHD inspection and the annual fire inspection.

There is discussion of wet areas in the front of the parcel, as well as wetlands on the site. These areas are pointed out to the Board by Ms. Brooks. Dave Clouser would like to check with Chris Marx to see if there are any irrigation ditches in front of the property.

Dave Clouser questions the number of pre-schoolers, as they would not be on the bus. Joy Trapani states they are hoping to get to 20 pre-schoolers. Joy discusses their current drop-off policy. Ms. Brooks points out the location of the handicap parking spot, and shows how they have room to widen that spot to accommodate a handicap van.

There is discussion on hours of operation and lighting around the site.

Dave Clouser states that the minimum driveway width is 12'. Patti Brooks was hoping that 9' wide would be acceptable, being as though it is one way in, and one way out.

Dave Clouser asks Tom Powers if he feels that this would be wide enough. Tom Powers states that 10' should be fine. There is continued conversation on the width of the driveway.

There is a discussion on needing to wait for septic approvals. There is no need for a public hearing on this application. Mike Calimano agrees that there is the possibility for conditional approvals when maps are finalized, if the applicant still hasn't heard from UCBH.

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

The UCPB sent back the referral stating that this application had no County impact.

It is noted that the ZBA approved the applicant's requested variances.

Dave Clouser suggests that the ZBA variances that were approved should be added to the notes on the site plan.

Motion to grant site plan approval with the condition that the variance notes be added to the site plan and then signed off on by the Town Engineer and the Chairman was made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor.

Motion passed.

OLD BUSINESS

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

Mike Calimano asks for an update on K & E Beverage. Last month, when he wasn't here, the Board granted him a one month extension. The applicant still has not come in with any new site plans.

Without final approvals of the most recent site plans that the Board has been extending, the applicant would then need to only follow the last approved site plan.

After all these years Mike Calimano would like to simply terminate the approval; however that will make it impossible to collect back fees. They can also table the action to the end of September when all of the other application extensions expire.

Motion to table any action until the September 25 meeting is made by Mike Calimano.

2nd by Peter Muller.

All others present in favor.

Motion passed.

ADMINISTRATIVE DISCUSSION

Lagusta Yearwood discusses a webinar that she took online concerning flood recovery programs. She passed out a sample of a flood resistance checklist. She shares information on what the state of Vermont does.

Motion to adjourn made Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Meeting adjourned at 8:30 pm.

These minutes respectfully submitted by Kelly O'Donnell