

Town of New Paltz Planning Board

FINAL Minutes

October 15, 2014

Agenda:

**PB 2014-02, LP Builders, 105 Route 208, Subdivision**  
**PB 2014-22, Golgoski, 448 N. Ohioville Rd., Lot Line Revision**  
**PB 2014-09, Whispering Woods, 130 DuBois Rd., Site Plan**

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

Board Member(s) absent: Tim Rogers

Chairman Calimano called the meeting to order at 7:03 pm.

**MINUTES**

September 22, 2014 minutes presented.

Motion to approve the minutes is made by Lyle Nolan.

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

**PUBLIC HEARINGS**

None

**CONCEPTUAL REVIEWS**

None

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

Eric Stutt of 28 Cedar Ridge Road speaks to the Board about photos they showed at the last meeting, with regards to the flooding after an average rain fall. He is submitting copies for the files. He is concerned if this was just an average rainfall, what will happen if the LP Builders property is subdivided and developed. He has reports that he will email to the Board members.

**APPLICATION REVIEWS**

**PB 2014-02, LP Builders, 105 Route 208, Subdivision**

Charlie Brown and Louis Pepaj come before the Board for continued review of their subdivision. Dave Clouser discusses a memo that he drafted on October 9 with regards to their latest submission. He goes over what is still missing from the submission.

There is continued conversation on what still needs to be shown with regards to swales, etc.

Mr. Brown feels there is enough information to go to public hearing. It is noted that the Steep Slopes issue needs to be referred to the ENCB.

Dave Clouser mentions that the maintenance notes need to be clarified. There are still some filtration issues that need to be remedied.

The steep slopes permit needs to be obtained before the process can continue. Mike Calimano states that if he can get all of the requested changes in by November 4, then they can schedule a public hearing for the November 24 meeting. This permit is required prior to final approval.

Lagusta Yearwood notes that the run-off won't go through Mr. Stutt's property, but she questions where it will go? It is noted that it will go into a culvert that will intercept the main stream, before Mr. Stutt's property.

There is a discussion on how the process will continue. George Lithco notes that the Subdivision hearing and the Steep Slopes hearing should be legally noticed together.

A motion to set the public hearing for steep slopes and subdivision for November 24 is made by Lyle Nolan.

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

**PB 2014-09, Whispering Woods, 130 DuBois Rd., Special Use Permit/Site Plan**

Patti Brooks and Joy Trapani come before the Board to discuss the application. They discuss the changes that they were asked to make the last time. They did address these issues and noted it on the plans.

There is a discussion on the number of students per classroom. There is also a conversation on the health department approvals. They discuss the fact that 45 is the total number of students that they have envisioned for this location.

George Lithco states that they should note that there will be 3 classrooms with 15 students each, and a multi-use room that they will rotate those same students in and out of. The Board of Health will need to confirm that this number is allowed as well.

Lyle Nolan questions how much staff would be needed with 45 students. There will be five staff members. These hard numbers will all be part of the approval.

There is a discussion on the speed limit on the road. Patti Brooks states that it is 34 mph. She has been working with Chris Marx on the entrance and exit as well. They have requested signage from the Highway Department to indicate that there is a school ahead.

Patti Brooks presented photo documentation of the turning radius tests that were done by the fire department. The Fire Department had no issues. Dave Clouser would like the 12' width noted on the site plan as well.

Mike Calimano would like the handicap parking noted on the plan as well.

Lyle Nolan has concerns with events, and the possibility of people parking in the road. It is a rural road. Patti Brooks notes that to date, they have not had problems with parking, as they can always park in the grass if need be, though it is not parking.

George Lithco questions whether or not they can note that events will only be run one class at a time, in order that there is not an issue with parking on the street.

Patti Brooks will confirm that this property is not in the Ag. District. She will take care of the notification of that, return receipt.

Dave Clouser goes over part II of the SEQRA:

1. No
2. No
3. No
4. No
5. No
6. No
7. No
8. No
9. No
10. No
11. No

Mike Calimano states that based on the above information, this project will not have a negative impact on the environment.

A motion to declare this a SEQRA negative declaration is made by Mike Calimano.

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

All others present in favor. Motion passed.

George Lithco would like a copy of the Final Department of Education approval submitted to the Town Building Department for their files.

A motion to grant conditional site plan approval, with the Chairman and Engineer having final sign-off on the maps, when the Board of Health approval is obtained, and that there are no issues with the Ag Data Statement, as well as the fact that the total number of students can't exceed 45, and that street parking should not be encouraged, is made by Lagusta Yearwood.

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

All others present in favor. Motion passed.

#### **PB 2014-22, Golgoski, 448 N. Ohioville Rd., Lot Line Revision**

Patti Brooks comes before the Board to represent the applicant in this lot line revision. She states the Mr. Golgoski owns both parcels of land. He purchased the second lot to protect himself. He is not entirely sure that his current septic is all on his first lot. He would like to remedy this issue. His initial lot is a pre-existing, non-conforming. This revision will make it a bit more conforming. She shows the Board the maps.

Dave Clouser states that they will need an Ag. Data statement. He also needs a copy of the deed on the smaller parcel. He also notes that the Building Inspector would like to concrete monument moved to show where the new property boundary is. Patti Brooks agrees to this.

There is conversation on where the existing power line crosses over the existing parcel.

There is a discussion on why the new property boundary is shaped the way it is. The Board reviews the topography map.

There is a conversation on the setback requirements. It appears that this should be reviewed by the Building Inspector regarding Code Section 140.12, concerning the front yard setbacks for a newly constructed house. If after her interpretation, it doesn't meet the setback requirements, it would need to be referred to the ZBA.

A motion to forward this to the Building Inspector for her interpretation of code section 140.12, and then if need be, to forward this to the ZBA for their review of the possibility of the need for a variance is made by Lyle Nolan.

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

All others present in favor. Motion passed.

A motion to set the public hearing date for January 12, 2015 is made by Lyle Nolan.  
2<sup>nd</sup> by Peter Muller.

All others present in favor. Motion passed.

The applicant is reminded that they will need to submit a list of waivers if they are requesting any.

#### **OLD BUSINESS**

None

#### **ADMINISTRATIVE DISCUSSION**

Mike Calimano has asked George Lithco to take a look at another Town's solar zoning requirements, in order that we may get a draft out to discuss at the next meeting.

Mike Calimano states how CVS needs to update their traffic study. The ZBA did set a public hearing for their November meeting. They will need a SEQRA determination from the Planning Board to approve any variance requests. We are waiting for the DOT recommendations as well. George Lithco mentions that we will need to check on wetlands issues on this property.

Motion to adjourn the meeting is made by Lyle Nolan.

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion approved.

Meeting adjourned at

These minutes respectfully submitted by Kelly O'Donnell