

Town of New Paltz Planning Board

FINAL Minutes

November 24, 2014

Agenda:

PB 2014-02, LP Builders, 105 Route 208, Subdivision
PB 2014-23, Yoga Flow Café, New Paltz Plaza, SSP

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

Board Member(s) absent: Adele Ruger

Chairman Calimano called the meeting to order at 7:02 pm.

MINUTES

October 27, 2014 minutes presented.

Motion to approve the minutes made by Tim Rogers.

2nd by Peter Muller.

All others present in favor. Motion passed.

PUBLIC HEARINGS

PB 2013-09, LP Builders, 108 Route 208, Subdivision

Motion to open the public hearing made by Lagusta Yearwood.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Eric Stutt of 28 Cedar Ridge Road comes to speak about his concerns with the development and subdivision of 108 Route 208. He has many concerns with the effects that this will have on his land. He submits photos of the continued adverse affects on his property with regards to the continued drainage issues. He has hired an attorney and a land use engineer. He continues to discuss the many issues with regards to the flooding of his lands and his neighbors. He notes that they did make an offer to Mr. Pepaj and his attorney to purchase the land for the same price as he purchased it for. In this way, Mr. Pepaj won't lose any money, and the land won't be developed.

Jon Bodendorf of Hudson Land Design, a Civil Engineer retained by Mr. Stutt, comes before the Board to discuss the concerns with the subdivision of this land. He and his firm have conducted many assessments of this land. He did provide written comments to the Planning Board, and he would like to go on record with highlighting many of the points of his firm's assessment.

John Lyons, a land use attorney with Grant and Lyons, who was retained by Mr. Stutt, comes before the Board to discuss his concerns with the subdivision of this land. He had previously submitted written comments to the Board, and he would like to touch on this letter which highlights the concerns with the development of this land. He is here asking the Board to deny this application, as it doesn't meet the Town standards. He believes they need to protect the neighbors.

Liam O'Neil, of 120 Route 208, comes before the Board to speak about his concerns with the subdivision of this parcel. He has many concerns with regards to the continued issues with homes along this stretch turning into frat houses and college housing. The one house directly across the street, next door to Mr. Pepaj's property, is currently abandoned as it was destroyed by the former student occupants. He is concerned that eventually these lots, as they are not good lots on a main highway and with steep slopes, will eventually turn into college housing as well.

Bob Cohn, New Paltz resident, comes before the Board to express his concerns with the development of this land. He is a builder, developer, and was a forest and biology major, so he does have some knowledge in these areas. He has been a friend of Mr. Stutt's for over 25 years, and has watched his property change over the years. It is slowly turning into a swamp. This heavily wooded property is now decimated. As a builder, he would not want to build on this property.

Joe Eriole, attorney for Mr. Pepaj, would like to make some statements as part of the public hearing, as he feels there was some misinformation that he would like to address. The applicant also has rights protected by the code. The notion that the UCHD granted septic approvals that were not done right is not correct. This application has been rigorously reviewed by this Board, more so than other applications in the past. This project has been over engineered to prevent run-off. He is not saying that there may not be water issues with the neighboring properties, as well as issues with college housing, but that is not the issue of Mr. Pepaj. These issues pre-dated the development of this parcel.

Charles Brown, of Talcott Engineering, speaks to the Board on behalf of the applicant. He discusses how they have over engineered this site. He notes that the septic approvals are not for slopes over 20%.

CONCEPTUAL REVIEWS

None

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

None

APPLICATION REVIEWS

PB 2014-23, Yoga Flow Café, 271 Main St. (New Paltz Plaza), Simplified Site Plan

Dave Clouser goes over his review memo. This does meet the requirements for a simplified site plan, as per his review and the Building Inspectors.

Motion to waive full site plan review was made by Peter Muller.

2nd by Tim Rogers.

All others present in favor. Motion passed.

PB 2013-09, LP Builders, 108 Route 208, Subdivision

Mike Calimano discusses the need for a steep slopes permit for the LP Builders subdivision, and what it states in the Town Code. This permit needs to be referred to the ENCB, and noticed to all adjoining property owners. He would like to keep the public hearing open in order to continue on with the process of notification of this steep slopes application. The ENCB will need time to comment on

Motion to keep the public hearing open until the first meeting in January made by mike Calimano.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Dave Clouser would like clarification on sheet three of Talcott's submittal. Mr. Brown goes over this sheet with the Board.

Mr. Stutt makes some more comments on the rainfall run-off.

Mr. Pepaj makes some comments on the site walk that was made by the Planning Board. He wants it to be noted that no members that day noted any issues with Mr. Stutt's property.

OLD BUSINESS

There is a discussion on concerns the DPW has with the crosswalk for the new Hampton Inn. The County Engineer wants to conform this to their future plans. The Engineer has no problems doing what the County wants. It is one of the conditions of the Hampton Inn site plan approval. They could leave it in and let the DPW work around it.

ADMINISTRATIVE DISCUSSION

There is a discussion on the 2015 Planning Board meeting schedule. Mike Calimano would like to notify the Board that the first meeting of each month would be actual application reviews, and the second meeting would be an actual workshop meeting. In this way, they could have a meeting in which they can focus on zoning work and planning. This revised calendar will be in the packet for the next meeting. There is only one meeting in December.

George Lithco discusses the proposed Solar Zoning Amendment that is currently being worked on. Mr. Lithco notes that he spoke with the Supervisor last week, and it looks as though the one application that was being looked at is now dormant. It was advised that the Planning Board look at making an amendment for smaller, non-intrusive installations first.

Tim Rogers discusses some actual triggers for a full EAF review with regards to the CVS project. He feels there are triggers that would require a full EAF. He feels that there is at least one significant and adverse impact. He feels that the traffic concerns alone are significant and could be adverse in that area. There is continued discussion on SEQR 617.6. George Lithco points out that we still need to review an actual final traffic study. Then a positive declaration is made, it would trigger the scoping process. We just have not reached this point yet. CVS is still in their design stage, so the aesthetics can't be finalized as an adverse impact. Mike Calimano says we could take a part 2 and go through the sections to see what we would consider. Tim Rogers believes that this parcel, as the gateway, is a very important parcel. Peter Muller agrees, and he has other concerns such as how they fill the site. Mike Calimano would like to walk through a form and see what issues the Board has.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Peter Muller.

All others present in favor. Motion approved.

Meeting adjourned at 8:51 pm.

These minutes respectfully submitted by Kelly O'Donnell