

Town of New Paltz Planning Board

FINAL Minutes

January 12 2015

Agenda:

PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes
PB 2013-19, Wildberry Lodge, Main St., Site Plan

Present: Dave Clouser, George Lithco, Peter Muller, Lyle Nolan, Lagusta Yearwood, Adele Ruger, Amy Cohen, Tom Powers

Board Member(s) absent: Mike Calimano

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

MINUTES

The November 24, 2014 minutes are presented. Motion to approve made by Lagusta Yearwood.
2nd by Peter Muller.

All others present in favor. Motion passed.

The December 8, 2014 minutes are presented Motion to approve made by Peter Muller.
2nd by Lyle Nolan.

Lagusta Yearwood abstains.

All others present in favor. Motion passed.

PUBLIC HEARINGS

PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes

Lagusta Yearwood makes some comments about why the ENCB is not allowed to be at our meetings to discuss their review. They are an advisory board, and she was told that they were not allowed to speak

at meetings. Geroge Lithco doesn't believe that this is an official policy. Lagusta Yearwood would like to create a policy.

Motion to open the public hearing is made by Lyle Nolan.

2nd by Adele Rugar.

All others present in favor. Motion passed.

Public Hearing opened November 24, 2014; continued to January 12, 2015; at request of applicant, a motion to continue this public hearing to February 9, 2015 is made by Lagusta Yearwood.

2nd by Peter Muller.

All others present in favor. Motion passed.

CONCEPTUAL REVIEWS

None

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

Stana Weisburd, a Village resident, would like to make a comment about recent comments of Town Councilman, Jeff Logan:

"During the December 18th Town Board meeting, Jeff Logan said he has met with developers regarding the proposed Waste Water Treatment Plant on the properties to the south and adjacent to the high school. Logan explained "I've met with developers... since I'm liaison to the Planning Board." There does not appear to be any discussions about Waste Water Treatment Plants south of the high school on any Planning Board agendas for the last few years. Did other members of the Planning Board attend these meetings with Logan? Were Logan's discussions with developers ever discussed with other members of the Planning Board?"

APPLICATION REVIEWS

PB 2013-19, Wildberry Lodge, Main St., Site Plan

Jennifer Van Tuyl, Steve Turk and Ross Winglovits are present to speak to the Board regarding an update on their preparation of the DEIS. They will most likely have several more updates as they prepare this document. Since the Final Scoping document was approved, they have met with members of the ENCB regarding limiting impervious surfaces.

Ross Winglovits notes that they will want to communicate more information in the future as they continue to develop the DEIS. He shows some changes to future plans with regards to Paradies Lane. He discusses the possibility of eliminating the traffic circle. He discusses comparing 4 story and 5 story

plans. They have met with the UCPB last Thursday. They liked the idea of reducing impervious, and improving Paradies Lane.

Jennifer VanTuyl notes that they want to make the Board aware when they have meetings and suggestions from the required outside agencies.

Ross Winglovits notes that they have also scaled back the tennis facility from the original plans. Lagusta Yearwood asks what this means. Ross Winglovits responds that there will be less courts. Peter Muller asks what the height of a 5 story building would be. Ross Winglovits responds that this has yet to be determined, possibly approximately 70 feet.

Peter Muller asks if they have considered reducing pervious surfaces for parking. They are looking into this also. Jennifer Van Tuyl notes that they are looking into all sorts of new developments in pervious surfaces that are being used elsewhere. She states that Dennis Doyle, of the UCPB, thought that it might be better to remove the traffic circle, and that would reduce impervious surfaces. Paradies Lane would require not only structural improvements, but aesthetically as well, as it would be the entrance to the facility.

Adele Rugar asks if there is a possibility of doing a site visit. Ross Winglovits states that this could be planned.

George Lithco asks Mr. Turk about his visits with the residents of Paradies Lane. He states that there were many positive and productive conversations. There is continued conversation on how they would be making this a better and safer intersection.

Ross Winglovits notes that the County Highway and DPW were at this meeting, and they did like the ideas. Jennifer VanTuyl states that this all still needs to be completely studied in order to make an exact decision for the DEIS. They have not heard back from the NYS Thruway Authority about the possibility of having an exit right off of the Thruway.

George Lithco states that there are two new Board members, and wonders if they would like a brief overview of the project. Amy Cohen states that she was present at the initial presentation and has a good feel for the proposed project.

Jennifer VanTuyl states that they are shooting for the end of the first quarter to submit the DEIS. If, when the weather gets better, any Board member wants to make a site visit, they should contact Steve Turk.

OLD BUSINESS

PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes - Continued

Eric Stutt and his attorney, Mr. Lyons, want to comment on the LP Builders Subdivision. It is still an open public hearing, so they want to make comments on the ENCB review memo. He states that the ENCB voted 7-0 not to approve this application. He also discusses that the ENCB did reach out to the company that produces the product that the applicant was going to use for storm water management. Some type

of assurance needs to be made concerning the maintenance for the future. This system does require annual maintenance. They have the specs of that system, and they will be providing the Board with that tonight. They also discuss the Steep Slopes protection clause in our Town Zoning Code. They don't feel that the criteria from this section of code can be met, and the ENCB agrees. Eric Stutt speaks about more research he has done with regards to the USDA Soil Surveys. This parcel has the worst category of soil for potential building, as well as septic suitability. Mr. Stutt will email his research to the Planning Board Secretary, and she will forward it to all of the Planning Board members.

Motion to close the public hearing for tonight, and continue it on February 9, 2015, is made by Lyle Nolan.

2nd by Adele Rugar.

All others present in favor. Motion passed.

ADMINISTRATIVE DISCUSSION

There is a discussion on developing a list of items that need to be addressed and worked on at the upcoming workshop meeting on January 26. Lagusta Yearwood notes that she would like to discuss the ability of having representatives of Advisory Boards present at our meetings. George Lithco hands out training ideas. Any members who have other ideas should email them to the Planning Board Secretary, in order that a list may be developed.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Adele Rugar.

All others present in favor. Motion approved.

Meeting adjourned at 7:45 pm.

These minutes respectfully submitted by Kelly O'Donnell