

Town of New Paltz Planning Board

FINAL Minutes

February 23, 2015

Agenda:

**Ponessa Apartments, Brouck Ferris Blvd., Free Conceptual Review**  
**Our Home Base, Inc., 85-87 Springtown Rd., Free Conceptual Review**  
**PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes**  
**PB 2015-01, Poueymirou, Elliots Ln., Clearing and Grading**  
**PB 2015-02, Taliaferro, Plains Rd., Subdivision**  
**PB 2013-19, Wildberry Lodge, Main St., Site Plan**  
**PB 2014-04, Mohonk Preserve, Route 299, Site Plan**  
**PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision**

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

Board Member(s) absent: None

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

**MINUTES**

The January 12, 2015 minutes are presented. Motion to approve with noted change made by Lyle Nolan.

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

Mike Calimano abstains.

All others present in favor. Motion passed.

## **FREE CONCEPTUAL REVIEWS**

### **Ponessa Apartments, Brouck Ferris Blvd., Free Conceptual Review**

Pete Citero of Morris Engineering and Bart Ponessa come before the Board to discuss their proposal for a town house development at the end of Brouck Ferris Blvd. Mr. Citero shows the proposed project development. This is a 42 acre parcel. He discusses the two different zones, B2 and A 1.5. The development is solely in the B2 zone. They are looking at a total of 62 apartments. He discusses the water and sewer, and the perk tests that were done in the area proposed. They also did do research into where they could put wells. They are proposing six 2 story buildings. They discuss a secondary access point for emergencies, and they do have permission from the car wash to have an easement over their lands. They will have to do test wells, and new soil testing. Peter Muller is concerned about the wetlands and buffer areas, he wants to be sure that they are not encroaching on these wetlands. Adele Ruger wants to be sure that all the development is in the B2 zone. Lagusta Yearwood questions whether the 200 foot buffer goes into the wetlands. Mr. Citero states that it doesn't. She also asks them what type of green infrastructure they may use. Mr. Citero states that they haven't gotten that far yet. Peter Muller asks about parking. Mr. Citero states that they will be following Town Code. Amy Cohen questions the possibility of an actual secondary access onto Rte. 299. This parcel is landlocked, so it could only be for emergency. She also questions the size of the units and whether there will be pools. The units will be approximately 1,000 sf, and there will be no pools. They will have a pressure tank for the water, not an elevated water tank. Tom Powers would like them to check with the Highway Superintendent to see if that town road could handle the additional traffic. Mr. Citero states that they will have to do traffic studies when they go further along in the project. Mike Calimano discusses the sewer access at the car wash, as well as questions what the second parcel with the house will be used for. This all should be on the site plan. He also needs to be sure that they look at the emergency vehicles clearance under the power lines.

### **Our Home Base, Inc., 85-87 Springtown Rd., Free Conceptual Review**

Judith Halbreich comes before the Board to discuss her idea to move her not-for-profit Home of Champions to 85-87 Springtown Rd. She wants to purchase this property in the near future, so she just wants some type of feedback. She discusses her model program, it is the first in the country. She does have a 501C. This will be a consortium of West Point, SUNY and area businesses. She discusses how this will be the home of hand selected youth who have aged out of the system. It will not be foster care or a group home. She plans on renovating the main house first to accommodate eight youth. She would then like to renovate the barn in order to house another 15 youth. Mike Calimano states how he did speak with the Building Inspector about this being a Philanthropic use. They will also need to contact the UCHD regarding the septic. Lyle Nolan is concerned about emergency access through the flood zone. He asks if staff will be living there. The staff who lives there would be the caretaker, the director, and one other person. She also plans on having a shuttle van. Lagusta Yearwood questions whether the kids would have cars. They don't know about this yet. Adele Ruger questions her summer program. They don't think they will be doing that at this point. Amy Cohen questions the length of the students stay. It will be a minimum of two years and a maximum of four years. Todd Weidenkeller states that he was contacted by the applicant, who used to train with Floyd Patterson, and he can't think of a better memorial to Floyd. Jennifer Patterson adds that since she grew up on this property, she witnessed first-hand, hundreds of kids whose lives were changed on this property. She can't think of a better legacy for her father. Mike Calimano states that they have read through the submission, and they agree that, in theory, it is a great idea. They will obviously need to make a formal application.

## **PUBLIC HEARINGS**

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

Motion to open the public hearing is made by Mike Calimano.

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

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. Due to snow cancellations, this public hearing has been continued to tonight's meeting.)

Amy Cohen recuses herself from the review of this application.

John Lyons, of Grant and Lyons, makes some comments on his continued concerns about this potential subdivision. He will be submitting another letter of written comments. They have continued concerns over the septic approvals as they don't meet the standards. They also have concerns about the upkeep of these systems once the builder sells these parcels. These items need to be addressed by the applicant. He wants the Board to seriously consider these issues. He also reads the subdivision section of the Town Code. He is asking them to deny this application and Steep Slopes permit.

Motion to continue this hearing until the March 9, 2015 meeting is made by Peter Muller.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

## **APPLICATION REVIEWS**

### **PB 2015-01, Poueymirou, Elliots Ln., Clearing and Grading**

Bayne McDowell comes before the Board to discuss her application for Clearing and Grading. Dave Clouser goes over his review memo. Ms. McDowell states that they do have an approved septic permit for this parcel, and they did have the wetlands delineated. She shows her delineation survey map. Dave Clouser discusses the need to have a 100' buffer from the Federal regulated wetland. He suggests that they get the DEC to mark the wetland limits, they will come out and do this for free. He states that the Town's Wetlands Law does have the ability to use land for grazing. Therefore there would be no need for a wetlands permit. She would just need to get this marked out by the DEC. The Planning Board would then consider whether to approve the clearing and grading activity. Once the Board approves the plan, and any outstanding fees/costs are paid, the Chairman would be authorized to sign the plan. The Building Inspector would then be authorized to issue the Clearing and Grading permit.

The Board agrees that it would be fine for the Building Inspector to issue the permit once the DEC agrees that this clearing won't be within the 100' wetlands buffer.

**PB 2015-02, Taliaferro, Plains Rd., Subdivision**

Andy Willingham of Willingham Engineers comes before the Board to discuss this subdivision application. Lagusta Yearwood wants to make it part of the record that she is part of the Farm CSA. Andy Willingham shows the Board the plans for the subdivision. Ian and Mary Kate Taliaferro are with him, as they plan on building their home on one of these parcels. Mr. Willingham states how the project was originally before the Board in 1996, but never went through with the final approvals. He states how the Planning Board Chairman at that time, thought it best not to go for a variance, but rather cluster the development. The applicant would now like to continue this process.

Dave Clouser reviews his review memo. They will need quite a few waivers in order to do this cluster subdivision. He would also like to see topography on this land, as there is 30 plus feet of fall, and that will come into play with the septic system. Andy Willingham states that they don't yet have the UCHD approvals, but raised beds are allowed there.

Mike Calimano would like them to submit any information from the previous application. Andy Willingham states that he did go through the Town's file, and it is missing quite a bit of information. Mike Calimano would like to see the waiver requests in writing so they have something to review and document these details. He suggests that he give detailed footnotes as to why these waivers are being requested.

Andy Willingham discusses some of the waivers, starting with clustering. This is not a typical cluster, as they are larger lots. He also talks about the 50% open space requirement. Being as they are only developing six of the acres, they are leaving quite a bit of open space. Mike Calimano states how he needs to give a justification as to why they are requesting these waivers.

Lyle Nolan feels this is a flag lot. He doesn't see this as a cluster subdivision. Adele Ruger feels that this is a good plan, and that it preserves the farm land. Amy Cohen likes the plan as well. She is also wondering if they have any water issues. The applicant doesn't feel they are close to the geological water issues.

George Lithco suggests the Board do a written determination regarding not needing a variance to be part of this file as well.

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

Steve Turk, Jane Samuelson and Ross Winglovits are present to speak to the Board regarding an update on their preparation of the DEIS. Ross Winglovits discusses the visual analysis that they have been working on. He would just like to update the Board on this analysis. They show some mark ups on their visual studies. Steve Turk states that they also want to consider the view of the guests from the Thruway, as he wants them to feel that they have reached their destination as well.

Mike Calimano asks Ross Winglovits about their Brownsfield application. It was submitted and accepted into the program. They have an Environmental Scientist who is handling this. They will be developing a complete remediation plan. Some of the site plan items, such as berms, will be part of the remediation. This will all be part of the DEIS.

Ross Winglovits mentions that the traffic study has been completed.

Mike Calimano appreciates the updates.

**PB 2014-04, Mohonk Preserve, Route 299, Site Plan**

**PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision**

The Board just plans to simply review the application in order to determine if they feel it is ready to declare lead agency. He feels that it does meet the requirements to do this. This is not an approval of any type. They still need to complete SEQRA. They just need to send out the 30 day notice to declare Lead Agency. This is just a notification. It does not mean the application is complete. It is just to notify interested and involved agencies that the Town Planning Board will be the lead agency in the review of this project.

Dave Clouser states that there is a mistake on the EAF with regards to impervious surfaces. This will need to be changed before it can be sent out. They need verification of this actual number.

Ted Kolinkowski states that they need to make a change on page 9 with regards to the agricultural acreage. Patti Brooks states what these changes are, and that they are just acreage markings.

Motion for the Planning Board to declare Lead Agency is made by Peter Muller.

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

All others present in favor. Motion passed.

Lagusta Yearwood would like a definition of segmentation from the George Lithco. He discusses what the definition of segmentation.

Mike Calimano states that the Public Comment session was inadvertently skipped over, as the Board has so many applicants before them due to the snow cancellations, but that he will take any public comment at this point.

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

Andy Weiss Bartzak – Gardiner resident – questions why an application can keep changing owners, and wonders if they need to submit new applications.

Mike Calimano states that Mohonk Preserve has always been the applicant, they were initially acting as agents for OSI. Since they purchased the entire 857 acres, they are now acting on their own behalf.

Charles Rose is asking this Board to seriously look at these steps in property ownership, as there just seem to be too many changes. He has many concerns with the connection with the new OSI acquired property. He would like to see the Board seriously consider the impact on neighboring properties.

Larry Badendyck, of the Concerned Citizens of the Shawangunks, speaks about his concerns. He is reading a written letter that references an article in the New York Times. They are an incorporated 501C Corporation. He submits this as written comment also.

David Brownstein, resident of New Paltz on Butternut Rd., would like to comment on the Mohonk Preserve applications. He feels that the Mohonk Preserve adds great value to our community. He never felt that when he purchased his property that these preserved lands were ever his property. He feels this will only increase property values, especially with the trail connections to OSI lands.

Irwin Sperber, Gardiner resident, wants to address some concerns with regards to the Mohonk Preserve applications. All of these land conservancies are tax exempt, and homeowners are forced to pick up the costs in their taxes.

Tom Carano would like to comment on the rhetoric of tonight's meeting and that it doesn't relate to the Planning process. It seems that most of the speakers don't understand this process. The documents that they say aren't being submitted, have actually been submitted.

Mike Calimano states that the Board does have other work to do, and that there will be a full public hearing on the Mohonk applications in the future.

#### **OLD BUSINESS**

There is a brief discussion on extension requests.

Motion to grant a 90 day extension for the Rappa subdivision application is made by Peter Muller.  
2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

#### **ADMINISTRATIVE DISCUSSION**

There is a discussion on the joint Town and Village Planning Board meeting on March 23. Jeff Logan states that the Town Board will be discussing a joint comprehensive master plan at a joint Town and Village meeting this Thursday. He will report back to the Planning Board so that this can be discussed at their meeting. Mike Calimano would also like the Board members get together items for the agenda of this joint meeting.

Motion to adjourn the meeting is made by Lagusta Yearwood.  
2<sup>nd</sup> by Tom Powers.

All others present in favor. Motion approved.

Meeting adjourned at 9:23 pm.

These minutes respectfully submitted by Kelly O'Donnell