

Town of New Paltz Planning Board

FINAL Minutes

June 22, 2015

Agenda:

PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes
PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan
PB 2014-14, Diamond Car Wash, 526 Main St., Site plan
PB 2015-13, Thomas Wanning, 320 Route 32 N., Subdivision

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

Board Member(s) absent: Tom Powers

Others Present: Ken Wersted of Creighton Manning Engineering

Chairman Calimano called the meeting to order at 7:07 pm.

The meeting will be started now, even though there seems to be a problem with the live video feed. It is still being recorded though.

REVIEW AND APPROVAL OF MINUTES

The June 8, 2015 minutes are presented.

Motion to approve the minutes is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

PUBLIC HEARINGS

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

Amy Cohen recuses herself.

Motion to open the public hearing for the night is made by Lagusta Yearwood.

2nd by Peter Muller.

All others present in favor. Motion passed.

The applicant's attorney has asked that the Board hold the public hearing open until the August 10, 2015 meeting. They are working with a new Engineer, and plan to make a revised submission by July 20, 2015.

Motion to hold the public hearing open until August 10, 2015 is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Amy Cohen returns to the meeting.

PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site plan

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

2nd by Peter Muller.

All others present in favor. Motion passed.

Joe Hass of New Paltz speaks on his concerns for safety and traffic.

Brian Obach of New Paltz speaks about his concerns with regards to tax implications and environmental issues.

Bruce Simon of New Paltz speaks about what the Planning Boards role is, as well as the tool that is the SEQRA process.

Peter Kaufman of New Paltz speaks about his concerns with the quality of life that will be changed in his neighborhood, with regards to the impact of additional traffic. He would like to see a full EIS.

Susan Blickstein of New Paltz reads her statement with regards to her concerns with this project, including segmentation and SEQRA qualifications.

Katherine Stewart of New Paltz speaks to the Board about her concerns with regards to collecting all of the data possible.

Julie Lillis of New Paltz discusses her review of the revised submittal of the EAF, and her concerns with this document.

Kevin Borden of New Paltz speaks to the Board about the possible detrimental impacts of this project, including taxes, environmental, traffic, etc. He is also concerned about how the traffic impacts could delay emergency response times.

Anne Quinn of New Paltz speaks to the Board about her concerns with this project. She feels that this project threatens the character of our community.

Ingrid Hughes of New Paltz speaks to the Board with her concerns about her road, Duzine Road, and how this project will affect the character of this road.

Stasha Hughes of New Paltz speaks to the Board about her concerns that this project will impact the character of the immediate neighborhoods.

Maryann Loschi of New Paltz speaks to the Board about her concerns with the impact of this project on community character, environment, traffic, and changes to quality of life.

Michael Zierler of New Paltz speaks about his concerns including the use of CME, as it appears they have a conflict of interest, in that they have worked for CVS on other projects. He also discusses his concerns with mistakes that he feels were made on the revised EAF.

Stana Weisburd of New Paltz speaks with to the Board about her concerns with regards to health impacts.

Ellen Rocco questions why the Board would not do a full EIS anyhow, as it clearly warrants one, with impacts such as community character.

Michael O'Donnell makes specific comments with regards to the EAF.

Neil Bettez of New Paltz speaks to the Board about his concerns with regards to traffic impacts and environmental issues.

Michael Lillis of New Paltz speaks to the Board about living on Duzine road, and how surrounding neighborhoods will be affected by noise impacts. He also has concerns with regards to the effects on the Millbrook preserve.

Ira Margolis of New Paltz speaks to Board about all of the information that he has heard this evening with regards to impacts. He thinks that the proposed drive-thru pharmacy is a plus to older, disabled residents of the community. He feels that not enough attention is paid to this segment of the community.

Motion to close the public hearing for the night is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion passed.

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

Michael Zierler speaks to the Board about Planning and Zoning policies. He would like the Board to ask the Town Board to consider changing the definition of "Coverage" in the Town Code book, as it doesn't include impervious surfaces. The Wetland's Law has an entirely different definition of "Coverage".

He would also like the Board to consider developing a Watershed Overlay.

Ira Cohen wants to compliment the Town Planning Board for having open public comment, the Village does not allow this at their meetings.

APPLICATION REVIEWS

PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan

Justin Dates of Maser Consulting comes before the Board.

Lagusta Yearwood wants to thank everyone for their public comments, as it really does help the volunteer Board.

Mike Calimano states that we need to get the UCPB a revised EAF, as well as a copy of the traffic study. He also states that they would like to point out some issues on the site plan. At that point he would like to submit it to the UCPB.

Justin Dates states that he has the April comments of the UCPB, and they do have the latest revised site plans. Mike Calimano states that they do need to get together and confirm this.

Mike Calimano mentions that he would like the applicant to seriously look at putting the exit, from N. Putt Corners, on the top of the knoll. It would allow for a longer stacking lane and a longer view point for people exiting.

Justin Dates would like to iron out exactly what they need to get to the County as soon as possible.

Adel Ruger would like to ask questions about the traffic study. She discusses the DOT not allowing an exit on Route 299. The Board did not meet with the DOT, but this application was referred to them. The DOT should be putting out their plans for the intersection in the very near future. The DOT controls Route 299, the County controls N. Putt Corners Rd. Adele Ruger still has concerns with the slip lane.

Justin Dates states that the DOT and the County were supposed to have a conference call last Friday, he is waiting to hear the results of this meeting.

Peter Muller discusses his concerns with using the CVS parcel as a cut through.

Lagusta Yearwood states that she missed the meeting that the use of Creighton Manning was discussed at. Ken Wersted states that they are currently not working on any CVS projects. They have in the past, worked for developers who in the end put a CVS in on their parcel. He has never worked with Trans-Hudson Management on any CVS projects.

Mike Calimano states that though they review it, the final analysis and approval lies with the State DOT and the County DPW.

Peter Muller feels that light timing won't mitigate the traffic impacts.

Lyle Nolan wonders what percentage of CME income comes from corporate development as opposed to local municipalities. Ken Wersted states that since their corporate office is in Albany, they usually do more corporate work up there, and then are referred down in the Hudson Valley to work with municipalities. They don't work for both within the same area.

Mike Calimano mentions the lack of experienced traffic consultants in the area. He also feels that it is good to have their experience as they do have experience in both aspects.

Dave Clouser mentions that CME was hired by the County to work on their regional studies, so they are familiar with this area.

Lagusta Yearwood just has concerns that this wasn't disclosed in the beginning.

Mike Calimano discusses how our consultants review looks at not only the applicant's traffic study, but the responses on the DOT and the DPW, in that all aspects are looked at on behalf of the Town.

Lagusta Yearwood would like to discuss the addition of a third pad, and how that would affect the incremental impacts.

Mike Calimano asks Ken Wersted to look at the incremental impacts of this third pad on traffic. Fast food and retail would be the worst case scenario.

Adele Ruger questions the change of lot coverage. Justin Dates states that they are well under their allowable square footage. There is further discussion on future development needing to come back before the Planning Board.

There is a conversation on making the N. Putt Corners Road exit on top of the knoll.

Mike Calimano states that we need to look at the environmental impacts on traffic and parking.

There is a discussion on land banking parking. Ken Wersted mentions that like trip generation numbers, there are also parking generation numbers. This may serve as a reference point to the Board.

Lagusta Yearwood asks if there will be a bike path. Justin Dates states that there will be a shared development area for the rail trail continuation and sidewalks.

Lyle Nolan asks if the discrepancies in the applicant's traffic study are valid. Ken Wersted states that they are, as the months that they looked at traffic were heavier than most months, so it gave them a worst case scenario.

Ken Wersted does state that there are typos in the applicant's traffic study. He points these out, as well as clarifies some points to the Board so they can better understand the study.

Mike Calimano would like the applicant to review the public comments that were raised. He would also like the Board members to decide what concerns the applicant needs to take a look at, that they feel there are no answers for. He also mentions that the Town has a list of Wetland's Inspectors now, so they will do a wetland's inspection.

He would like to have a list ready for the applicant by the end of the month. He requests members to submit their items as soon as possible.

There is a discussion on the draft of a letter from the Planning Board that they intend to send to the CEO of CVS with regards to the possibility of changing the façade.

Amy Cohen questions where they are in the process of getting other renderings of the view of the site from different locations. Justin Dates states that they are working on these renderings.

There is a conversation on the sale of alcohol. They can only sell beer.

Justin Dates is requesting that the Board close the public hearing tonight, as they have heard all of the comments, and they need time now to address them.

Mike Calimano discusses with the Board the draft of the letter on the aesthetic nature of the building. They would like to include more pictures, as well as label the pictures.

George Lithco mentions that they may want to add some type of checklist of what exactly they may want them to include in the architectural design, and not just mention that they want it to look more like a photo.

Mike Calimano proposes to continue the public hearing until the August 10, 2015 meeting, in order that the applicant can address the public concerns; as well as giving the public the chance to review and comment on new material that comes out from the State DOT.

There is a discussion on the fact that this may not be enough time for the applicant to get all of this together.

Motion to continue the public hearing to the August 10, 2015 meeting is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Mike Calimano mentions that written comments can be sent to the Planning Board office at any time.

PB 2014-14, Diamond Car Wash, 526 Main St., Site Plan

John Sullivan comes before the Board to discuss their June 1 resubmission. He discusses this revised plan and the changes made based off of the Engineering review.

Dave Clouser states that they are making progress, as they have added meters. He discusses the equalization tank to prevent surges. He feels that this Equalization tank is not large enough, and that the output is too much for the plant to take. There needs to be storage.

John Sullivan asks if they could make a conditional resolution based on making the changes that Mr. Clouser would like to see with the equalization tank.

There is a conversation on the reclamation system being upgraded. Mike Calimano states that we need to just work on the application before them. If the owner wants to upgrade the reclamation system, that would be something that would be beneficial to them.

George Lithco states that the Board could authorize that the Chairman and the Engineer could work out the final details of this remaining issue, and that could be the condition of the approval.

Motion to approve the site plan application, with the condition that the Chairman and the Engineer have the final sign-off on the changes to an acceptable equalization tank, is made by Amy Cohen.

2nd by Peter Muller.

All others present in favor. Motion passed.

The applicant will need to get Dave Clouser to finalize what type of changes need to be made and then re-submit final site plans that include these changes.

PB 2015-13, Thomas Wanning, 320 Route 32 N., Subdivision

Thomas Wanning comes before the Board with regards to subdividing his property. There were mistakes on the map he originally submitted, and he hands the Board revised maps. He states that there are two maps, one that shows what he is legally allowed to do, the other is what he is proposing to do.

Dave Clouser notes that he will need an area variance from the ZBA in order to do this. He then goes over his review memo with the items that will need to be addressed.

Mike Calimano notes that the Planning Board can't continue with their review until the applicant gets a variance from the ZBA.

Mike Calimano also discusses the concerns raised by a neighboring property owner.

The Board agrees to refer this application to the ZBA. The ZBA won't make an official vote until the Planning Board completes SEQRA. They will simply let the Planning Board know whether or not they agree that it is a good plan. Then the Planning Board will set a public hearing when they hear back from the ZBA. After the PB completes SEQRA, the ZBA will then vote on the variance.

OLD BUSINESS

None

ADMINISTRATIVE DISCUSSION

Motion to close the public portion of the meeting is made by Amy Cohen.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Meeting adjourned at 10:19 pm.

These minutes respectfully submitted by Kelly O'Donnell