

Town of New Paltz Planning Board
Joint Public Hearing with the Village Planning Board

FINAL Minutes

July 7, 2015

Agenda:

PB 2015-07, Jewett Family Farms, LLC., Huguenot St., Subdivision

Present: Mike Calimano, Peter Muller, Adele Ruger

Board Member(s) absent: Amy Cohen, Lagusta Yearwood, Tom Powers, Lyle Nolan

Others present: Maurice Weitman, Village Planning Board Chairman; Michael Zierler, Village Planning Board; Liz Harschow, Village Planning Board; John Litton, Village Planning Board; Rich Steffens, Village Planning Board; David Gilmour, Village Planner; George Rodenhausen, Village Attorney; Kelly O'Donnell, Town Planning Board Secretary; Brogan O'Donnell, Village Planning Board Secretary; Ryan Priner, Village Deputy Clerk.

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

JOINT REVIEW WITH VILLAGE PLANNING BOARD

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Rich Steffens recuses himself from the review of this application.

Patti Brooks of Brooks and Brooks is present to represent the applicants. She discusses the subdivision plans. She also discusses the process that they have been through so far, and how they did receive an area variance from the Town ZBA.

There is then a conversation on the Conservation and Farming Easements, as well as recent changes made to the plans based on the Engineering reviews.

Maurice Weitman asks the Village Board members if the changes presented addressed their concerns. There is consensus that it did.

Patti Brooks also mentions that the applicant does plan on graveling the apron to the driveway, and they are looking for specific recommendations, in order to include that on the map notes.

Dave Gilmour has provided his analysis of June 29, and states that the Lead Agency (the Town Planning Board) needs to complete SEQRA.

Maurice Weitman asks Mr. Gilmour if all of his concerns have been addressed. There is a discussion on recreation provisions vs. recreation fees. He suggests a recreation easement to be shown on the plan. This is on the Town portion of the parcel. Mr. Gilmour mentions that this could be a stipulation on the map. There is also discussion on the fact that no farm worker housing being allowed relates to lot number two. Adele Ruger questions if this should apply to lot number one as well. It is noted that this map note should just be more specific.

Mr. Rodenhausen questions Patti Brooks on the restrictions on the property. He would like to see them state clearly what is allowed and not allowed. He would like to rewrite these with the help of Joe Moriello, as it was originally written by the Town.

There is a discussion on the existing Conservation Easement, and how close the Wallkill Valley Land Trust is to finishing the verbiage of the easement.

Dave Gilmour discusses the meeting of the HPC with regards to any new development in the Historic District needing to be reviewed by them. However, this subdivision will not need their review.

Motion to open the public hearing was made by Michael Zierler.

2nd by John Litton.

All others present in favor. Motion passed.

Michael Zierler notes the two written comments that were received from Dina DuBois and the Wallkill Valley Land Trust.

No one is present to make further public comment.

Mike Calimano states that since there are several map note changes that need to be made, that the public hearing should be held open until July 27, and then the changes could be reviewed. Then SEQRA could be completed, and the hearing closed.

Motion to continue the public hearing to the July 27, 2015 Town Planning Board meeting is made by John Litton.

2nd Liz Harschow.

All others present in favor. Motion passed.

These minutes respectfully submitted by Kelly O'Donnell