

Town of New Paltz Planning Board

FINAL Minutes

October 19, 2015

Agenda:

PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes
PB 2012-03, Hidden Ridge/87 Motel, 403 Main St., Site Plan for Demo
PB 2015-19, Brooks, Mtn. Rest Rd., Subdivision
PB 2014-08, New Paltz Property/Shop Rite Plaza, 258-268 Main St., Site Plan

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

Board Member(s) absent: Tom Powers

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

REVIEW AND APPROVAL OF MINUTES

The September 28, 2015 minutes are presented. Unfortunately only one side of the two sided copies printed, but the true copy was emailed to all members.

Motion to approve the minutes is made by Adele Ruger.

2nd by Peter Muller.

All others present in favor. Motion passed.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

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

Amy Cohen leaves the meeting.

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

2nd by Lyle Nolan.

All in others present in favor. Motion passed.

John Queenan, the applicants newly retained engineer, speaks to the Board about the issues with getting new surveys and new site plans. They are working on these plans, and he presents a newly revised plan that they just completed yesterday. He discusses the changes they are proposing with regards to drainage. They are going in a new direction with a plan that doesn't require maintenance. The issues are truly velocity related issues, not the amount, as most of the issues do not come from this parcel.

Mike Calimano states the Board has been waiting quite a while for these plans. He states that he will need the plans and the reports for the submission deadline of November 9. Mr. Queenan states they will meet this submission deadline.

John Lyons, the attorney retained by Mr. Stutt speaks to the Board with regards to the length of this hearing, and the fact that they have yet to meet the Board's demands with regards to meeting their deadlines. There has to come a time that they not only have to be fair to the applicant, but be fair to the citizens as well. Mr. Stutt has been coming back and forth all of these times, and not getting any answers. They keep doing all of this work, but there seems to be no finish line.

Mike Calimano states that if they don't receive the completed submission by November 9, then they will have to act.

Motion to keep the public hearing keep open to November 23 meeting, with absolute submission deadline of November 9, 2015 of all materials, is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Amy Cohen returns to the meeting.

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

None

APPLICATION REVIEWS

PB 2012-03, Hidden Ridge/87 Motel, 403 Main St., Site Plan for Demo

Jay Theisse and John Stinemire come before the Board with their asbestos survey for their demolition permit. There is no asbestos on the site. Dave Clouser states that the demo cost is estimated at \$210,000, and that the Board needs to set a bond amount.

There is discussion on securing the site. Mr. Theisse notes that he secured the entire site with a locked fence, and has been in touch with the Police Department.

There is discussion on the bond amount, with regards to the fact that this is a very quick turn-around project.

Lyle Nolan questions storm water pollution prevention controls and potential impact on the on-site wetlands. The pavement areas around the buildings will remain in place and there is a grassed area between the demolition area and the wetlands on the east side of the property.

Stacy Delarede states that the structures will be coming down to grade, the pool will be filled, everything will be graded and seeded. Silt fence around the pond will be required during the actual demolition. This will be part of the building permit requirement.

Amy Cohen would like to suggest that since the applicant is already spending so much of their own money, and has already spent a great amount of money, she would like to recommend a nominal bond.

Mr. Theiss states that he would like to try to purchase the parcel in the front at some time in the future, and eventually come back to the Town with his original project or affordable apartments.

Motion to grant site plan approval for demolition of this parcel as proposed, with the deposit of a \$15,000 cash bond, with silt fencing during demo around the pond, as well as a security agreement acceptable to the Town's attorney is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

PB 201-21, Tim Brooks, 66 Mountain Rest Rd., Subdivision

Adele Ruger leaves the meeting.

Tim Brooks comes before the Board with regards to his subdivision application. Dave Clouser goes over his most recent review, which he emailed to the applicant. There are still a few outstanding items that are needed before the public hearing. It is noted that if there is over an acre of disturbance that a SWPP needs to be done by an Engineer. Mr. Brooks notes that he believes he over estimated the area of disturbance. He will get the exact area.

There is a discussion on the fact that there also needs to be driveway pull-offs for the proposed driveways.

There is a conversation on the fact that they would like to see any trees over 12" in diameter, that need to be removed to make the driveway, get tagged.

Motion to schedule a public hearing for November 23 is made by Amy Cohen.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

The Board would like to set up a time to walk the property.

Adele Ruger returns to the meeting.

PB 2014-08, New Paltz Property/Shop Rite Plaza, 258-268 Main St., Site Plan

Margaret McManus of Chazen Engineering comes before the Board to represent the applicant. Mike Calimano states that the applicant did meet with the UCPB a couple of weeks ago, along with the DPW. The County was satisfied with the crosswalk, as well as with the possible interconnection with Sunoco someday.

Stacy Delarede wants some clarification on the size of the cart area, to ensure ADA compliant access will be maintained. Margaret McManus clarifies this.

Dave Clouser discusses the newly revised storm water report. There is a discussion on a way to facilitate getting the façade renovations going now, though the parking lot improvements would not be able to be done at this point, as this will all need to tie in with the county improvements. This will require a DPW permit. Margaret McManus does not know how long this will take.

Any work done within the right of way will need to be bonded with the agency that has jurisdiction. It is suggested that the Dave Clouser and Margaret McManus get together and make a schedule of what site work may need to be bonded.

George Lithco suggests that they create a resolution and have it ready for next Monday's meeting.

Stacy Delarede questions the breaking up of the actual construction, and that she wants to be sure that it can all be done under one permit by one entity. The façade renovation work could start first, but all construction work would be required to be completed within one year of the site plan approval.

There is a conversation on the Fire Department needing knox boxes put in. This can be noted in the resolution.

The Planning Board would like this Resolution created and ready to be approved at next Monday's meeting.

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE DISCUSSION

There is a discussion on the Dormitory Moratorium, with regards to the granting of special use permits, and the new local law proposed. Mike Calimano proposes sending this recommendation to the Town Board. This basically lays out what an applicant would need to do in order to do a dormitory project.

There is a discussion on the granting of PILOTS through the IDA. However this moratorium was to allow the Planning Board to review and recommendation zoning changes for "dormitory projects". Mike Calimano will write a letter and submit it to the Town Board this week, mentioning that there may need to be other types of PILOTS that need future review, and that they would also like the Town Board to consider that no PILOTS for dormitories should ever be allowed. Amy Cohen states that there is plenty of student housing in our community, if students look in the right places. The general subject of student housing should be addressed in the development of the joint comprehensive master plan that the Town and Village have agreed to work on.

Amy Cohen would like to recommend that all Planning Board meetings begin with the Pledge of Allegiance. Lagusta Yearwood strongly disagrees. Lyle Nolan agrees with Lagusta Yearwood. Mike Calimano would like to hold off until Tom Powers is at the meeting to get a full Board to vote.

There is a discussion on the revisions to the Town's Floodplains law. Lagusta Yearwood would like a summary of the revisions in lay terms. Stacy Delarede gives a brief summary in plain language. There is continued conversation on the fact that the current law doesn't allow for people to expand or improve their properties. There are four abandoned properties in the Springtown area, because they can't rebuild with the current law. The Town Board is having a public hearing on October 22, and then it will still need to be sent up to the UCPB. There is a red line version on the Town website. Mike would like everyone to take a hard look at this for Monday's meeting, so that a letter can be drafted.

There is a conversation on how to review an EAF Part II. George Lithco discusses making determinations of significance. There is a discussion on Type I actions and the difference between mitigation proposals made by the applicant as the result of an open process and the imposition of mitigation conditions. The latter is a Conditional Negative Declaration and SEQRA does not permit the use of a CND to impose conditions on a Type I action. It does allow an applicant to modify its project and offer mitigation to address potential impacts before an agency makes a determination of significance.

Mike Calimano would like to continue with the review of CVS EAF Part II. He will let the members know which sections to review for each meeting. These items will be on the agenda. The Mohonk Preserve public hearing has been continued to this date as well. The Town Consultants will be at this meeting if there are questions.

Motion to go into Executive Session is made by Lyle Nolan.

2nd by Adele Ruger.

All others present in favor. Motion passed.

Motion to come out of Executive Session is made by Peter Muller.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Chairman Calimano noted for the record that no action was taken while in Executive Session.

Motion to adjourn the meeting is made by Amy Cohen.

2nd by Lyle Nolan.

All others present in favor. Motion approved.

Meeting adjourned at 10:10 pm.

These minutes respectfully submitted by Kelly O'Donnell