

Town of New Paltz Planning Board

DRAFT Minutes

November 9, 2015

Agenda:

PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision
PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan
PBC 2015-02, Taliaferro, 187 Plains Rd., Subdivision Extension

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

Board Member(s) absent: Lagusta Yearwood

Others Present: Ken Wersted, Creighton Manning; Meredith Ellis, Bagdon Environmental; William Rohde and Carol Knapp, Rohde Engineering

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

REVIEW AND APPROVAL OF MINUTES

The October 26, 2015 minutes are presented.

Motion to approve the minutes is made by Amy Cohen.

2nd by Peter Muller.

Lyle Nolan abstains.

All others present in favor. Motion passed.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

PB 2014-04, Mohonk Preserve, Butternut Rd., Subdivision

PB 2014-25, Mohonk Preserve, Route 299, Site Plan

Motion to open the public hearing is made by Amy Cohen.

2nd by Adele Ruger.

All in others present in favor. Motion passed.

Chairman Calimano notes that after the public hearing this evening, the Board will be reviewing part II of the EAF. The Sections for review will include: Land, surface water, flooding, Historical/Archeological and transportation.

Neil Rinlaub, Gardiner resident and member of the Mohonk Preserve as well as being on their Land Stewardship Board, speaks to the Board about the need to approve this project as it is truly an asset to the entire region.

Ralph Schimmenti, Kerhonkson resident, speaks to the Board with his concerns regarding the proposed 19 acre subdivision. He also has many concerns with regards to the proposed site plan changes.

Lou Cariola, Town resident of Jacobs Lane, speaks to the Board about his concerns with this project. His concerns include surface water, etc. He submits photos of conditions during the last rain storm.

Rich Gottlieb, Village Business owner, speaks to the Board about his support of this project. Traffic is a good thing for local businesses. Traffic will increase through New Paltz no matter what, as we can't control construction in surrounding communities North and West of New Paltz.

David Ness, Town resident and local business owner, speaks to the Board about his support for this project. He understands the concerns of others, and hopes these can be addressed. This town depends on tourism for its livelihood. We need to not limit people's access to the preserve, or tourism will slowly die.

Andi Weiss-Bartczyk, Gardiner resident, speaks to the Board about her concerns with this project, most especially the traffic impacts.

Harry Tabak, Town resident, speaks to the Board about his concerns with this project, especially traffic. He would like to see an EIS done.

Larry Badendyke, Town resident, speaks to the Board about his concerns with this project. He reads a letter from the Concerned Citizens of the Shawangunks.

Tom Carano, speaks to the Board about his support of this project, and he knows that these issues will be mitigated by the Engineers on this project. They are more than equipped to do their jobs. Traffic is not the fault of the Mohonk Preserve, it is because of development in this region in general.

Ron Knapp, Town resident, speaks to the Board with regards to his support of this project.

Irwin Sperber, Gardiner resident, speaks to the Board with his concerns about this project.

Martin Malituris (sp?), local business owner, speaks to the Board about this area being a hub for outdoor activities. Traffic is going to happen regardless, and this project should be approved as it is important to keep this Town thriving. Mohonk is a good steward of the land.

Karen Pardini, High Falls resident, speaks to the Board about her concerns with this project, and she would like to see an EIS done. She feels that they don't have enough staff to cover this land.

Larry Baddendyke questions if these public hearings are open to everyone.

Motion to close the public hearing for the night is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

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

Lou Cariola asks if after the presentation the public will be able to ask questions.

Chairman Calimano states that this is not a dialog. The Board needs to get to the work of the Planning Board

APPLICATION REVIEWS

PB 2014-04, Mohonk Preserve, Rte 299, Site Plan

PB 2014-25, Mohonk Preserve, Butternville Rd., Subdivision

The Planning Board continues their review of Part II of the EAF.

William Rohde, Engineering consultant, addresses the Board with regards to land issues and surface water, in that there seems to only be a small impact. There will be a small impact with regards slopes and the open air education center. He continues to go over his review of the EAF part II. Carol Knapp also speaks to the Board on her review of these issues as well, including erosion, wetlands, etc. There seem to only be minimal impacts with regards to the Humpo walkway. None of them will be considered permanent. Mike Calimano notes that the storm water report reflects that New Paltz is now an MS4 community, so any run-off will be required to be less than it is now. There aren't any wastewater facilities involved with this project. Amy Cohen questions how often a waste hauler will be removing the waste. Glen Hoagland states that currently it is about every couple of weeks, but he will get the exact numbers. Tom Powers questions if the rate of discharge will be more. Bill Rhode states that it will be less. Again, the flow off of the site must be less than what it is now according to MS4. Lyle Nolan questions the photos that were shown by the Jacobs Lane resident. This culvert looks as though it is doing its job. There are standard maintenance requirements that must be followed. The DEC is very strict with this. Historical and Archeological resources are addressed next. The field investigation showed no historic or pre-historic significance. SHIPO showed no significance as well. There was a Certificate of Appropriateness from the Historical Preservation Commission for the Gate House.

Ken Wersted discusses question 13 on EAF part II with regards to traffic. The traffic study shows no significant impacts. The traffic study was limited to the Town portion of the roads. There are only a total of 113 parking spaces added so that is little or no impact. This project does eliminate the issues of parking along town roads. Tom Powers questions the illegal parking on Butternville, so adding parking will increase vehicles, because people will still park on Butternville Road. Mike Moriello states that they can't control off-site parking, that is a Town issue. They believe that the parking areas will help to mitigate this. Glen Hoagland mentions that there is ample room for people to have tires off the pavement, and still be on Town property and not Mohonk property. George Lithco questions if the Preserve accepts walk-ins. Glen Hoagland states that if they are members, or have purchased day passes, they will be allowed on property. They would have to assume that they either are local or have

secured legal parking nearby. They try to discourage parking along the road, but they can't enforce that. Ken Wersted also mentions that with the OSI project, people will also be able to utilize Village parking to hike these trails and get to the Preserve. George Lithco questions if Mr. Wersted can talk about the methodology used in the traffic study. Mr. Wersted addresses this with the Board with regards to projections, etc. Traffic studies vary seasonally. Mike Moriello states that this was built upon in their study. The weather conditions were recorded over a full week, so it averages itself out. It was recorded in the Fall of 2013 and Spring of 2014. There was one Saturday in April and one Saturday in October. Libertyville Road was not included as they only included the intersections directly adjacent to the sites.

Mike Calimano speaks to the Board on his conversation with the Highway Superintendent with regards to squaring off of the intersection of Gatehouse Road. He agrees that this would be a good idea. This will help to slow up traffic, even if the State will not reduce the speed limit. Adele Ruger would like to see the Town Board make this request of the state to lower the speed limit in this area. Tom Powers want to be sure that the Town will continue to maintain the line of sight with regards to the Jacobs Lane intersection. Mike Calimano states that the original subdivision plans for this neighborhood state that this will be maintained, but doesn't mention by which Highway Department. The Town has been maintaining it. George Lithco asks Mr. Wersted about the accidents that were mentioned at the Route 299 and Butterville Road intersection. Mr. Wersted discusses that over half of these crashes were animal related. It is noted that the accident analysis was done for the Gatehouse Road intersection and that area of Route 299. Tom Powers would like to see the Butterville Road and Libertyville Road intersections added to this study. It is suggested that they add from the Bridge to the Hasbrouck House entrance. Adele Ruger questions if the idea has ever been considered of the possibility of there being a shuttle. Glen Hoagland states that they have had discussions with the County on this. They support this, but as per the County this is exceedingly expensive. The Preserve is a land conservation organization, they can't be in the business of creating a mass transit business.

Motion to continue to public hearing to the November 23, 2015 meeting, and review questions 7, 8 and 18 of the EAF Part II, is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

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

The Planning Board continues their review of Part II of the EAF.

Dave Clouser starts with Question 9, Land Uses, and reviews this with the Board members. There are areas of small impact.

Ken Wersted begins his review of Question 13, Transportation, and reviews this with the Board members. There are areas of small impact only.

Mike Calimano asks if the right turn lane rather than the slip lane will operate at level service A. Ken Wersted states that it will operate at a level A. Peter Muller mentions the pedestrian crossings. Ken Wersted states that this crosswalk will coordinate with the turn signals. There is continued discussion on the intersection traffic. Mike Calimano would like to know when the DOT replicates this plan and confirms this plan. This won't be done until they get site plan approval and then apply for a highway

work permit. At that point the DOT makes their final determination. Amy Cohen questions if they have ever considered placing a public bus shelter on this site. Justin Dates states that there is plenty of County and State right-of-way to do that, and they could talk to the County about this idea.

Dave Clouser then reviews the impact on energy. There are only small impacts here. Next is the impact on noise, odor and lights. There are only small impacts here, with regards to construction noises. There is no anticipated blasting. There is a discussion on the noise level from the thruway. It is noted that though the trees on the site provide some benefit, the buildings going up will provide more of a barrier. There are only small impacts with regards to lighting.

Dave Clouser then reviews the Consistency with Community Plans, question 17. This plan is not inconsistent with the Master Plan.

Charlie Badzylo states that the applicant has no intention of applying for a PiLOT.

Mike Calimano states that he would like Dave Clouser to draft up a document that addresses all of the items and their impacts. Then the Board will need to make a determination. Charlie Badzylo asks when this draft may be ready. Mike Calimano states that this will hopefully be ready for the December 14 meeting.

OLD BUSINESS

PB 2015-02, Taliaferro, 187 Plains Rd., Subdivision – Extension Request

Andy Willingham or Willingham Engineering has requested a 90 extension for this subdivision approval, as the applicant has not been able to find someone to hold the proposed conservation easement.

Motion to grant a 90 day extension is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion passed.

PLANNING BOARD ADMINISTRATIVE DISCUSSION

There is a continued discussion on the Floodplains Law revisions, with regards to changes made to Section 121 of the Town Code. George Lithco discusses the proposed changes to this law with the Board. George Lithco will distribute these changes for the Boards review.

Mike Calimano mentions that Adele Ruger has volunteered to serve on the Master Plan Committee and work alongside the Village, and represent the Town Planning Board.

George Lithco mentions that he had circulated information from other Towns regarding Architectural Review Committees.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Adele Ruger

All others present in favor. Motion approved.

Meeting adjourned at 11:05 pm.

These minutes respectfully submitted by Kelly O'Donnell