

Town of New Paltz Planning Board

FINAL Minutes

December 14, 2015

Agenda:

PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes
PB 2015-19, Bruce Dubois, 46 DuBois Rd., Site Plan for SFR w/ wetlands
PB 2015-13, Thomas Wanning, 320 Route 32 N, Subdivision
PB 2015-10, Marc Schain, 70 N. Putt Corners Rd., Site Plan
PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butterville Rd., Subdivision
PB 2013-15, Trans-Hudson Mgt.,/CVS, 12 N. Putt Corners Rd., Site Plan

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

Board Member(s) absent: Lagusta Yearwood

Others Present: Carol Knapp, Rhode Engineering

Chairman Calimano called the meeting to order at 7:01 pm.

REVIEW AND APPROVAL OF MINUTES

The November 23, 2015 minutes are presented.

Motion to approve the minutes is made by Lyle Nolan.

2nd by Mike Calimano.

All others present in favor. Motion passed.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

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

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

2nd by Adele Ruger.

All in others present in favor. Motion passed.

Amy Cohen leaves the meeting.

John Lyons of Grant Lyons, representing Eric Stutt, speaks to the Board about his issues with this application. He also thanks the Board for their hard work over the past year. He feels that this application doesn't meet the standards of the steep slopes laws. He then mentions a letter from Jon Bodendorf, Mr. Stutt's Engineer. This letter was emailed to the Board members this afternoon.

Chairman Calimano states that Mr. Lyons does not need to read this letter, as since it was emailed to the Board members it will be part of the record. He also mentions that it is his intent to close the public hearing and allow for 10 business days to receive further written comments. Then the Planning Board can make its final review at the January meeting.

Mr. Lyons continues to address Mr. Stutt's concerns with this application. He also notes the ENCB's review of the revised submission, and mentions that they were strongly against granting a steep slopes permit.

Eric Stutt speaks to the Board about his concerns with this project as well. His interests are to protect his land, as well as his neighbor's property, as they are directly down slope of the proposed subdivision.

Joe Eriole, the applicant's attorney, speaks to the Board on behalf of Mr. Pepaj. He does feel that this application meets all of the qualifications for subdivision. It all boils down to the UCHD approvals for a septic, which was previously approved, and is currently being reviewed again. The applicant has gone above and beyond with the water run-off system, and maintenance of this system. The land owner has the right to use his land under the provisions of Town Code.

Chairman Calimano would like to get any further comments in to the Board by December 25. He would like to hold the actual public hearing open until the January 11, 2016.

Joe Eriole states that this is what they just did leading up to this meeting.

Motion to close the public hearing for the night, and continue it to the January 11, 2016 meeting, is made by Adele Ruger.

2nd by Tom Powers.

All others present in favor. Motion passed.

Amy Cohen returns to the meeting.

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

Michael Zierler, Town resident, makes comments to the Board regarding the CVS application.

Susan Blickstein, Town resident, makes comments to the Board regarding the CVS application.

APPLICATION REVIEWS

PB 2015-19, Bruce Dubois, 46 DuBois Rd., Site Plan for SFR w/ wetlands

Bruce DuBois comes before the Board to discuss his application. He discusses his recent wetland's inspection. He presents the Board with new plans based on the review of the wetlands.

George Lithco notes that the Wetland's Inspector needs to make a determination of significance or not, that then needs to be filed with the Town Clerk. Then the Board can make their approval, and the Building Inspector can then issue a building permit.

Mike Calimano states that the Planning Board will need to work with Norbert Quenzer to make a formal determination. They will work on getting this formal determination of no significance by the January meeting. Mr. DuBois will not need to come back before the Board, as he will not need a Wetland's Permit. This is the Board's first time with this application. Since no Wetland's Permit is needed, once the determination is filed, the applicant will then need only to apply for a building permit.

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

Mr. Wanning is not present. This will be moved to the January 11, 2016 agenda.

PB 2015-10, Marc Schain, 70 N. Putt Corners Rd., Site Plan

Sam Dillehay and Marc Schain come before the Board to discuss their revised submission. They point out all of the things that were changed based on the engineering review. Mr. Dillehay notes that they were granted a variance for their front yard parking area.

Dave Clouser states that the changes look good, but that it should be sent to the UCPB and the NYS Thruway Authority.

Dave Clouser reviews SEQRA Part II Short Form, with George Lithco reading it for him:

1. No
2. No
3. No
4. No
5. No or small impact
6. No or small impact
7. No or small increase
8. No
9. No
10. No
11. Small impact but remedied by applicant
12. No

Motion to grant a Negative Declaration under SEQRA is made by Amy Cohen.

2nd by Adele Ruger.

All others present in favor. Motion passed.

There is a discussion on the granting of a 15' easement for potential future sidewalks.

Motion to send to UCPB made by Amy Cohen.

2nd by Adele Ruger.

All others present in favor. Motion passed.

Motion to grant site plan approval, conditioned on there being no comments by the UCPB, as well as the granting of a 15' sidewalk easement noted on the plan, is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Chairman Calimano states that they will also send it to the NYS Thruway Authority as a courtesy.

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

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

Ted Kolankowski and Glen Hoagland come before the Board to discuss their progress with this application. They are still in the process of gathering the accident information from the state as the Board had previously requested. They note that they have made an application to the HPC for a Certificate of Appropriateness. They have started a draft on Community Impacts. They have also meet with the Town's Engineer on some clarifications, so they will get that in before the January 11 meeting. They discuss a revision to the Wetland's report, but that it doesn't affect any of their proposed changes.

There is a discussion on having to officially petition the Town to straighten up the Gatehouse Road intersection. There is also a conversation on having the Town Board make a request to the State DOT to drop the speed limit in this area. The Board is waiting for all of the accident information report that was requested by the applicant. The Town of New Paltz may also want to work with the Town of Gardiner and have both Town's request to have the speed limit dropped the entire length of this area.

Ted Kolankowski mentions that they have been working with Stacy Delarede, Building Inspector, on the signage. All of this will meet the Town Codes.

They also mention that the Park Rangers have noted that they have never received a complaint about horse manure on any of the trails, so this shouldn't be a problem.

They will also be working with Emergency Services and walking the site with them. They will also offer joint training with the Park Rangers and the Town First Responders. They will have this all written up for the Board to review. Adele Ruger questions if this will be a fiscal impact to the Town in any way. Most emergency calls are in the Trapps area, which is in Gardiner, and not part of this proposal.

Tom Powers would like to see the County EOC brought into the loop of communication.

Carol Knapp notes that these things need to be added to the narrative in Part II.

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

Joe Eriole, Louis Pepaj and John Queenan come before the Board to discuss their revised application.

Amy Cohen leaves the meeting.

Mr. Queenan discusses all of the revisions that were submitted with regards to the plans, and the enforcement mechanism for the maintenance.

Chairman Calimano questions how the system would fail, catastrophically or gradually. Mr. Queenan states that it would be gradual.

Mr. Queenan continues to discuss the operation of the proposed system and its maintenance schedule.

Adele Ruger questions the septic system. Mr. Queenan states that this will have to be approved by the UCHD.

Dave Clouser has briefly reviewed this revised submission. He points out some questions that he has.

There is a discussion on the possibility of some type of conservation easement for the remainder of the rear of the property so that it may not be further disturbed at all.

Chairman Calimano states that they would like all further review comments to be submitted by the end of December in order for this to be continued to the January 11, 2016 meeting. There needs to be a SEQRA determination on subdivisions before a public hearing can be closed.

George Lithco notes that this proposed maintenance agreement should be run by the Town's attorney.

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

Mike Calimano notes that the Board has received a draft mock-up of how a proposed EAF Part III would look. He used the Part II and expanded on it. It is loosely based on the Hampton Inn narrative. He looked at impacts on land, which impacts were quite small. He also looked at storm water and run-off, which is no greater than the existing condition. Everything is treated before it leaves the site. He is still waiting on some information on plants and animals from Norbert Quenzer.

Adele Ruger mentions aesthetic impacts. She would really like to see more of a visual, as this could potentially be an impact on Community Character. Dave Clouser agrees.

Lyle Nolan comments on the soil and sub-soils, with regards to drainage during construction, and if this compaction would affect drainage later.

Adele Ruger questions air quality during construction.

Dave Clouser mentions that Ken Wersted is on vacation, so he still needs to work on the impacts to transportation.

Justin Dates discusses the site with regards to trees, screening, etc. He shows the Board some renderings.

Dave Clouser continues his review, and mentions that judging community character is very subjective. They really have not seen anything in the way of improving what the Board feels will fit.

Mike Calimano states that they have seen a brick building, a stucco building, etc. This is still not what the Town is looking for building wise.

Tom Powers notes that the CVS corporation has the ability to design a store based on what matches the community character. Chairman Calimano agrees, the Board has shown CVS exactly what they want, and they have not come back with anything new as far as design. This will pertain to 5 Guys as well. Adele Ruger agrees. Any changes that were made were just too small.

There is a conversation on traffic. The Board needs more information from their traffic consultant on the impacts.

Chairman Calimano states that they will continue this review at their January 11, 2016 meeting, as they are still working on this Part III. This process takes several meetings.

There is a discussion on timing and how the process will continue.

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE DISCUSSION

Mike Calimano states that there is no second meeting in December, so he wishes everyone happy holidays. He would like the Board to continue working on Part III of the EAF and get back to him with any suggestions or comments.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Adele Ruger.

All others present in favor. Motion approved.

Meeting adjourned at 9:30 pm.

These minutes respectfully submitted by Kelly O'Donnell