

Town of New Paltz Planning Board

FINAL Minutes

February 8, 2016

Agenda:

PB 2015-13, Thomas Wanning, 320 Route 32 N, Subdivision
PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes
PB 2016-01, Terwilliger, 437 Plutarch Rd., Accessory Apartment
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, Lyle Nolan, Tom Powers, Adele Ruger, Amy Cohen, Lagusta Yearwood, Michael Zierler

Board Member(s) absent: Michael Calimano

Others Present: Carol Knapp, Rhode Engineering

Vice Chairman Nolan called the meeting to order at 7:00 pm.

REVIEW AND APPROVAL OF MINUTES

The January 25, 2016 minutes are presented.

Motion to approve the minutes is made by Lagusta Yearwood.

2nd by Amy Cohen.

All others present in favor. Motion passed.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS
PB 2015-13, Thomas Wanning, 320 Route 32 N, Subdivision

Motion to open the public hearing is made by Adele Ruger.
2nd by Amy Cohen.

All others present in favor. Motion passed.

Rick Drosdowich, a neighboring property owner, comes before the Board to discuss his concerns with the location of the driveway and the snow removal.

Lyle Nolan would like to hold the hearing open until the application review later on in the meeting.

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

Motion to open the public hearing for the night is made by Lagusta Yearwood.
2nd by Lyle Nolan.

All others present in favor. Motion passed.

Amy Cohen leaves the meeting.

John Lyons, attorney for Mr. Stutt a neighboring property owner, comes before the Board to discuss his concerns with this project. He notes the numerous risks.

Andy Ashton of the Town's ENCB comes before the Board to summarize their comment letter on this project. They suggest that this project be denied.

Joe Eriole, attorney for the applicant, comes before the Board to comment on behalf of Mr. Pepaj. He comments on the proposed determination of significance.

Lyle Nolan would like to hold open the hearing until the application review later on in the meeting.

Amy Cohen returns to the meeting.

PB 2014-04, Mohonk Preserve, Butterville Rd., Subdivision
PB 2014-25, Mohonk Preserve, Route 299, Site Plan

Motion to open the public hearing for the evening is made by Lyle Nolan.
2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Kitty Brown, Town resident, comes before the Board to speak in support of this application. She would like to request the closing of the public hearing.

David Porter, Town resident, comes before the Board to speak about this application, he would like clarification on the reduced parking spaces.

Ron Stonich, Town resident, comes before the Board to discuss his concerns with some of the studies that have been done, including the traffic studies.

Larry Badendyke, member of the Concerned Citizens of the Shawangunks, comes before the Board to speak about this application. He would like to see a full EIS.

Ron Knapp, Town resident, comes before the Board to speak about his support of this application. He feels that the attraction is the Ridge and not the Mohonk Preserve. People will come and there needs to be adequate parking.

Lou Cariola, Town resident, comes before the Board to discuss his concerns with regards to this project. He presents a plan of his own that could be an option for the redesign of the Jacobs Lane, Gate House Rd. and Route 299 intersection.

Mr. Badendyke comes before the Board again to speak about all of the different plans.

Lyle Nolan would like to keep the public hearing open for the evening until the application review.

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

Dave Porter comes before the Board to comment of the Trans-Hudson Mgt./CVS application. He discusses concerns with the Draft EAF Part 3.

Bob Hughes, Town resident, comes before the Board to discuss his concerns with the Trans-Hudson Mgt./CVS application. He would hope that the Board makes a Positive Declaration through SEQRA.

Maryann Loshey, Town resident, comes before the Board to discuss her concerns about the future development of the Town of New Paltz. She would like to see a moratorium put into place in order to work on a better plan.

Kitty Brown, Town resident, comes before the Board to ask them to reopen the public hearing on the Trans-Hudson Mgt./CVS application. She has several concerns with regards to this project.

Stephanie Bash, Town resident, comes before the Board to discuss her concerns with the Trans-Hudson Mgt./CVS project, especially with the proposed removal of the slip lane.

APPLICATION REVIEWS

PB 2016-01, Terwilliger, 437 Plutarch Rd., Accessory Apartment

Mr. and Mrs. Terwilliger come before the Board to discuss their application for an accessory apartment in their home.

The Board notes the review and approval from Building Inspector, Stacy Delarede.

Lagusta Yearwood reads part of Stacy Delarede's memo. She asks about lighting. Amy Cohen states that this seems to be a pretty straight forward application.

Motion to approve this application is made by Amy Cohen.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

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

Mr. Wanning comes before the Board to discuss his application for subdivision.

Lyle Nolan asks if this needed to go to the UCPB. It doesn't need to go as it is a subdivision, though it did go from the ZBA for the variance. The UCPB preferred the driveway off of Mountain View Place as proposed.

Dave Clouser discusses the well and septic separation as approved by the UCHD.

Lagusta Yearwood mentions the neighbor who had concerns with where snow would be plowed with this new proposed driveway. The Board looks at the plans. Mr. Wanning states he would be happy to speak with Chris Marx again to be sure that this will not be a problem. Dave Clouser notes that there is a snow removal easement on the property where the snow would go. George Lithco notes that this may need to be worded more clearly on the plans. Once the map is filed with the County, this easement goes into effect.

Motion to close the public hearing made by Lyle Nolan.

2nd by Adele Ruger.

All others present in favor. Motion passed.

Motion to grant waivers from Town Code Section 121-17 B a-g, as requested by the applicant, is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Motion to grant conditional approval, based on the addition of the snow easement note being added to the plan, as well as payment of all fees including the Recreation Trust Fund fee, and including final review by the Engineer and the Chairman, is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion passed.

Motion to waive final public hearing is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion passed.

Motion for conditional final approval, subject to meeting the conditions stated above, is made by Lyle Nolan.

2nd Amy Cohen.

All others present in favor. Motion passed.

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

Amy Cohen leaves the meeting.

Mr. Eriole comes before the Board to represent the applicant.

George Lithco notes that he has drafted a resolution and Draft EAF Part 3 for the Board to review. There is discussion on this draft of a SEQRA determination with a negative declaration. They have not identified significant environmental impacts. George Lithco discusses a conversation that he had with Dave Clouser today. He details some specifics of this project. It is noted that the area may be large enough for a single family home, but beyond the area, it is just too steep.

Michael Zierler asks if they do just a single family home, would there still need to be this engineered water system. Dave Clouser states that it would not.

Joe Eriole discusses a memo from Dave Clouser, and that Chris Marx had agreed that they would not support this easement. Mr. Eriole wants to be sure that the Town clearly understands what is being proposed.

Motion to approve the Resolution confirming a negative declaration through SEQRA is made by Lagusta Yearwood.

2nd by Lyle Nolan.

Lyle Nolan vote yes; Lagusta Yearwood votes yes; Adele Ruger votes yes; Tom Powers votes yes.

Michael Zierler votes no.

Motion passed 4-1.

Motion to close the public hearing made by Michael Zierler.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Michael Zierler questions whether or not there is an actual steep slopes application. Mr. Eriole notes that he was under the understanding that the Town does not have a formal application yet, but they would be happy to complete one should it be created.

Lyle Nolan would like it if Mr. Eriole would submit a formal letter that addresses all of the requirements for a steep slopes application, in the absence of an actual permit application.

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

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

Ted Kolankowski, Mike Moriello and Glen Hoagland come before the Board to discuss their progress with this application. They present a slide show on the project.

There is a discussion on tree death rates in parking areas.

Lagusta Yearwood would like to clear up where in the process the Board is. George Lithco notes that they are continuing to review impacts in part 3 of the Draft EAF.

Glen Hoagland mentions the accident analysis numbers as previously requested. Ted Kolankowski goes over these numbers.

There is continued discussion on parking lots, and how they modeled this new lot around the Spring Farm lot. Tom Powers still feels that this proposed parking area needs to be downsized, as he notes that the visitor center lot is usually half full. Glen Hoagland notes that the visitor center would not draw the same number of cars. The Testimonial Gatehouse is a large draw for people, and it usually brings in people who would be there for a shorter visit. They are really hoping to get the parking off of the main roads as it is now. Lagusta Yearwood likes the proposed location of the parking, as it is already fairly clear, and it wouldn't need too much tree removal. Amy Cohen just does not like the bus parking. No one wants to look at the buses all day. Possibly there could be a drop off or pick up location. Glen Hoagland states that he would address this with the school district. Amy Cohen asks how they will monitor people entering at night. They have ranger staff always on duty who monitor these lots when they are closed.

George Lithco notes that Ken Wersted is working on a plan to re-design Gate House Road. He and Chris Marx will be at the February 22, 2016 meeting to discuss these ideas. He also states that there are some things that need to be ironed out before a formal request can be drafted asking the Town Board to petition the State to reduce the speed limits in this area.

It is noted that the proposed lot has the ability to stack 9 cars in waiting, without them sitting on the road waiting for parking.

Michael Zierler wonders if there is the possibility of having a turning lane as mentioned at the last meeting. Glen Hoagland mentions that they are still waiting to hear back from the UCPB. Mike Moriello notes that a turning lane would be very costly. Glen Hoagland mentions that they do have larger turning aprons which are similar in nature.

There is a conversation on the County possibly wanting a future bike lane along this stretch.

It is noted that this won't be on the UCPB agenda until the March meeting.

Lyle Nolan mentions that the Board still needs time to continue their review of the draft of the EAF part 3.

Motion to adjourn the public hearing until March 14, 2016 is made by Lyle Nolan.

2nd by Michael Zierler.

All others present in favor. Motion passed.

Michael Zierler would like to know what direction the Board will be going in for February 22 meeting. Karol Knapp discusses the changes made in the draft EAF with regards to traffic based on Ken Wersted's review. Karol Knapp would like more input from Board members on this draft.

Michael Zierler would also like to see if any comments or changes by Board members could be tracked in the new document. Karol Knapp will add comment boxes or something of that nature on the next draft so that the members can track their input.

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

The Board discusses the draft EAF Part 3. Lagusta Yearwood does not feel that this draft adequately addresses the concerns on the Board members.

There is a discussion on the development of this zone based on the 1995 joint study.

Lyle Nolan asks Lagusta Yearwood to go over her concerns with this draft. She points out several areas of concern including the tree inventory, as well as most of the finding statements. Michael Zierler notes that several of those items have already been struck out by him.

There is a discussion on Segmentation, as well as the third pad site being advertised, and uses allowed in the B2 zone.

Michael Zierler feels we need to look at all of these issues closely, and analyze the most intensive uses to base the EAF on.

George Lithco discusses how the probable impacts can be requested to be mitigated.

There is continued conversation on the draft EAF part 3, and how you can request more information, and using the impact analysis that has been in consideration of the third potential pad site.

This document needs to support the reasoning for any potential determination.

Lagusta Yearwood continues to outline her concerns with the draft.

There is a conversation on other sites that would be more suitable sites for a project such as this. It is noted that you can't make an applicant do that, however it should be considered under impacts to the community. George Lithco notes that a Board can't give alternate locations.

George Lithco discusses the clearing and grading issue. In order to get a building permit, you need site plan approval; therefore it stands to reason that clearing and grading law would be addressed in that review.

There is a conversation on the Hampton Inn litigation. It is noted that the Board needs a rationale that they can present, so as to not look as though they are saying one project is ok across the street, yet another project for a business use is not.

Adele Ruger wonders if we have proof that the DOT is definitely getting rid of the slip lane. Dave Clouser notes that it is in their review memo, because they are doing the Pedestrian walkway there, and it is their right-of-way. It was also part of the S. Putt Corners Road revitalization project.

Lagusta Yearwood reads from a letter submitted by the DOT, which makes it sound as though the slip lane removal is expressly due to the CVS project.

Motion to invite the TIC, including their representative from the DOT, to a future Planning Board meeting in order to discuss this issue, is made by Amy Cohen.

2nd by Michael Zierler.

All others present in favor. Motion passed.

Michael Zierler mentions his suggestion from over the summer of maintaining the slip lane, but have it be signalized with the cross-walk. He had suggested that his idea be forwarded to the DOT, but does not believe that it was.

Lyle Nolan would like to make a motion to adjourn the meeting and continue the discussion at a later date. There is no second. Motion fails.

Lagusta Yearwood would like to note the letter received from the family who actually owns the property where CVS is being proposed. She wants it noted that there is a family behind this land, and they have been paying taxes and can't do anything with this land.

Lyle Nolan notes that the Board can't be responsible for this, they are responsible for the community as a whole. Lagusta Yearwood would just like to see this move along as it has been going on for years.

George Lithco questions if it might be a good idea for a few Board members to meet with the Engineer and the applicant so that they can work on a narrative. The Chairman informed Mr. Lithco that he would like to do this as well. Mr. Zierler does not like private meetings. He would like to be able to do this at a public meeting. Amy Cohen agrees with this, and she would really like to see more workshop meetings. Our meetings are so long, and it would be better to be fresh for these reviews. Lagusta Yearwood notes that she has suggested adapting the agenda to do a short workshop before each meeting in order that they can address items that they will be reviewing during the meeting. Michael Zierler notes that the meeting date calendar does have a workshop meeting scheduled for the second meeting of each month. The Board agrees that they would like their next meeting, on February 22, 2016, to be a workshop only meeting, with no applicants at the table, and possibly the TIC could come to this meeting as well.

The Board discusses the letters that they received from Woodland Pond residents. Several residents want to come to a meeting to be able to comment on the proposed CVS project, as well as other items, and they are concerned that the public comment session is too late in the meeting. The Board notes that they have always had open public comment immediately following the public hearings. They never have the public wait until the end of meetings, and they will continue this process.

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE DISCUSSION

None

Motion to adjourn the meeting is made by Lyle Nolan.
2nd by Amy Cohen.
All others present in favor. Motion approved.

Meeting adjourned at 10:55 pm.

These minutes respectfully submitted by Kelly O'Donnell