

Town of New Paltz Planning Board

FINAL Minutes

April 11, 2016

Agenda:

PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision
PB 2015-20, OSI, River to Ridge Trail, Route 299 W, Site Plan
PB 2016-02, Feinberg/Yearwood, 1 Watch Hill Rd., Accessory Apartment

Present: George Lithco, Mike Calimano, Lyle Nolan, Tom Powers, Amy Cohen, Adele Ruger, Lagusta Yearwood

Board Member(s) absent: none

Others Present: Karol Knapp, Rhode Engineering

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

REVIEW AND APPROVAL OF MINUTES

The March 28, 2016 minutes are presented.

Motion to approve the minutes is made by Lyle Nolan.

2nd by Tom Powers.

All others present in favor. Motion passed.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

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

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

Chairman Calimano discusses that this is a continuation of an open public hearing. He would like to keep the comments to a three minute maximum. All comments should deal with the EAF Part 3, and he would like people to state what topic they will be commenting on.

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

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Lou Cariola, Town resident, presents the Board with information. He has concerns with the proposed entrance on Route 299. He would also like to see the reconfiguration of Gatehouse Road entrance.

Barbara Petersen, Town resident, states that she believes the part 3 of the EAF is a good document. Would like to see the public hearing closed and a negative declaration issued.

Roger Roloff, Town resident, states that after reading the EAF part 3, and feels it was a thorough job. He commends the Planning Boards judgment.

Bobbi Esmark, High Falls resident, speaks in support of the project, and the fact that the EAF is a good document. She feels that the Board did a great job, and hopes that they issue a negative declaration.

Todd Matthews, Town resident, states that he is a close neighbor of this applicant. He feels that this is not a major development, and feels that some of the concerns of others are overblown.

Frederick Gerty, Gardiner resident, speaks to the Board about this lengthy process. He feels that the final part 3 EAF shows no major impacts. He agrees with this thoughtful document.

John Underkoffler, Town resident and member of the Citizens of the Shawangunks, hands out a letter to the Board. He discusses the content of this letter. He still feels an EIS needs to be done.

Andi Weiss-Bartzyk, Gardiner resident, shows the Board some visuals that she brought. She has many concerns with this project. She would still like to see an EIS.

Glen Hoagland notes that the plans she has presented are not the Preserve's plans.

Rebecca Armstrong, Highland resident, has been following all of these plans from the beginning. She has read the EAF, it is consistent, but she feels that there are still impacts that need to be addressed. She would like to see an EIS done on this project.

Larry Baddendyke, Town resident and member of the Citizens of the Shawangunks, reads a letter from Bruce Simon, who is an attorney and closest neighbor to the project.

Tom Carrano, Putnam County resident and Mohonk member who will be moving back to Gardiner in a few weeks, speaks to the Board about his support of this project. He thanks the Board for their diligence.

Joe Bridges, Esopus resident, speaks in support of the project. He feels the Part 3 of the EAF is a good document.

Matt Logan, Town resident, speaks about the Part 3 EAF. He feels this is a good document, and any impacts have been mitigated.

Harvey Flad, Poughkeepsie resident, speaks to the Board about his agreement with the Part 3 EAF.

Irwin Sperber, Gardiner resident, hands out a letter to the Board members.

Rich Gottlieb, Highland resident and New Paltz business owner, speaks to the Board about his hopes that the Board would make a negative declaration. He would like to thank the Planning Board members.

Seth McKee, Town resident, thanks the Board for their work. He mentions the review by the County Planning Department, and their comments that the parking not be reduced any further.

Kitty Brown, Town resident, speaks to the Board about the EAF Part 3. She mentions how no one has actually mentioned any flaws with this actual document. She would like to see the public hearing closed and a negative declaration issued.

Motion to close the public hearing is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

PB 2015-20, OSI, River to Ridge Trail, Route 299 W, Site Plan

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

2nd by Tom Powers.

All others present in favor. Motion passed.

Rich Gottlieb speaks about how this OSI project is a great gift to the community.

Seth McKee, Town resident, speaks about how this trail is exactly what our community needs.

Irwin Sperber speaks to the Board about this project. He is not speaking for or against this. He is just concerned how it seems that land conservation groups appear to becoming more corporate in nature. He really feels there is a need for a joint master plan for our community.

Lou Cariola speaks to the Board about this project with regards to traffic issues, especially considering the new Hampton Inn and the possible Wildberry Lodge.

Susan Ernie, Wurtsboro resident and member of Friends of the Shawangunks, her organization is in support of this project.

Andi Weiss-Bartzyck speaks to the Board about her concerns with segmentation, and all of the traffic impacts all of these projects will bring to the Village.

Jean Reardon, member of the Friends of the Shawangunks, speaks in support of this project.

Motion to close the hearing for the night is made by Lyle Nolan.

Second by Tom Powers.

All others present in favor. Motion passed.

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

Ira Margolis comes before the Board and recites the Pledge.

APPLICATION REVIEWS

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

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

Ted Kolankowski, Glenn Hoagland, Mike Moriello and Jon Ross come before the Board to discuss their application. There is a brief discussion of the trees with regards to parking spaces. These final numbers need to be noted on the site plan.

Chairman Calimano notes how the Town will be squaring off Gate House Road. Glen Hoagland discusses how this new "T" will look with regards to the Mohonk property, and the newly reclaimed green space. They will do whatever the Town prefers to make this triangle of land unavailable for parking. Chairman Calimano states that they actually need the details on the site plan.

There is a discussion on the charging stations and running the electric in that area.

There is a conversation of the Gatehouse Road restructuring.

There is a discussion on the Route 299 entrance and the drainage. They did move the low point further back into their site. Run-off will not reach Route 299. It is noted that the swale is in the State right-of-way. It is also noted that there are no water bars in this swale to slow things down. This could be looked into. Tom Powers has some concerns with the pull-offs after the proposed entrance. The applicant will look into this and discuss this with the county. They agree that something can be done to prevent people from pulling off there if they miss the entrance and then making a u-turn.

Chairman Calimano would also like the Fire Department to sign off on whatever they propose to block off the Gate House access.

There is a conversation on the re-decking of the Butternut Road overpass bridge, as well as making sure that anything that they do to alleviate parking along there must be shown on the site plan.

Chairman Calimano mentions the subdivision with regards to possible accessory uses. He would like to consistency in the notes on the plan of exactly what they are looking for. Glen Hoagland notes that any accessory uses would include any uses allowed in this zone. Patti Brooks notes that they did add in to their notes some wording that any lot line revisions made would not allow for any subdivision of the resulting lot. They will also put notes in about coloration of any construction.

Chairman Calimano mentions that he did talk to the Assessor, and they can “cut out” part of the parcel that would have the house, and then tax that portion of the land if a house was ever built.

Patti Brooks submits a request for waivers for the subdivision. She discusses section 121-17 B 1, and the waivers they are requesting.

Tom Powers mentions the latest accident study and the supplemental analysis. He believes there is a mistake. Karol Knapp will follow up on this with Ted Kolankowski.

Glen Hoagland introduces Jon Ross, Associate Director of Visitor Services. He discusses the areas on the Preserve where they rent out facilities for special occasions. These areas are the Pavilion on Spring Farm and the Visitors Center. He also discusses they supplement on special events that they submitted. They predominantly stick to charity events, though members can rent out these two sites as well. He also notes that there are very stringent limitations when these areas are being used. George Lithco discusses noting with more detail the number and frequency of events. In other words, noting what the envelope might be. Lyle Nolan notes that this would have the most impact on neighbors.

Karol Knapp notes some minor clarifications with the EAF Part 3, and that she will make those corrections.

Ted Kolankowski submitted a list of mitigations.

Motion to close the site plan public hearing, and allow 10 days for additional written comments, is made by Lagusta Yearwood.

2nd by Adele Rugar

Written comments must be received by 5 pm on April 25.

All others present in favor. Motion passed.

PB 2015-20, OSI, River to Ridge Trail, Route 299 W, Site Plan

Peter Karis and Nina Peek come before the Board to discuss their project.

Chairman Calimano walks through some items that need clarification which were discussed at the last meeting. The trail is a 10' trail with 2' shoulders. During construction there will be 35' of clearance needed. Peter Karis discusses that the trail itself will be a gravel surface, and the shoulder will be mowed grass. There will also be a graded swale. He also discusses the excavation process.

There is a conversation on the applicant meeting with the Town's Wetlands Inspector. He did agree with their wetland's delineation. This was also submitted this to the Army Corps. There is less than 1/10 of an acre of disturbance.

Mike Calimano would like to do a site visit. An email will be sent out to organize some dates for the Board members to walk the proposed trail.

There is a conversation on the need for a Flood Plain Development Permit from the Village. They are also working on leasing the parking area from the Village. The Planning Board would like to see their plans for this parking lot and its reconfiguration. There are approximately 45 spaces. The lot will not be increased.

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

2nd by Adele Ruger.

Written comments will be accepted for 10 business days, until 5 pm on April 25.

All others present in favor. Motion passed.

It is noted that they would like to see the free loop that is part of the Mohonk lands noted on the plan.

There is a brief discussion on the subdivision and all of the notes that need to be on the map itself.

PB 2016-02, Feinberg/Yearwood, 1 watch Hill Rd., Accessory Apartment

Lagusta Yearwood recuses herself. She then presents her application for an existing accessory apartment that was never approved. She only found this out when they went to refinance their house, and the bank required a CO for this apartment. This is an existing apartment that has had a tenant in it for 9 years. She shows the Board her letter of approval from the UCHD. The Building Inspector did a site visit and approved everything, she did submit a review memo of approval to the Board. She also shows the Board a cut sheet for the entryway door lighting. This apartment also meets the size requirement.

The Board members have no further questions. Lyle Nolan notes that he always refers to the Building Inspectors approval. Chairman Calimano goes through the SEQRA checklist:

- 1- No
- 2- No
- 3- No
- 4- No
- 5- No
- 6- No
- 7- No
- 8- No
- 9- No
- 10- No
- 11- No

Motion to make a negative declaration under SEQRA is made by Adele Ruger.

2nd by Tom Powers.

All others present in favor. Motion passed.

Motion to grant final approval for a Special Use Permit for an accessory apartment is made by Adele Ruger.

2nd by Tom Powers.

All others present in favor. Motion passed.

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE DISCUSSION

The next meeting will be a workshop meeting.

Stacy Delarede would like to come before the Board to discuss Agricultural screening at the April workshop meeting.

The ENCB has also requested to have a joint meeting. They are working on some dates.

Mike Calimano is also working on having a joint meeting with the TIC.

Chairman Calimano discusses the solar seminar that he went to and some highlights from this meeting.

Chairman Calimano would also like to discuss signs at the next workshop meeting since the Building Inspector will be in attendance.

George Lithco discusses the possibility of obtaining a grant for transportation corridor improvements. He just recently learned about this opportunity.

Amy Cohen notes that she knows the Planning Board office has received a lot of letters regarding the Pledge, and she would like to request that they get distributed to the Board members as well.

Motion to adjourn the meeting is made by Mike Calimano.

2nd by Tom Powers.

All others present in favor. Motion approved.

Meeting adjourned at 10:30 pm.

These minutes respectfully submitted by Kelly O'Donnell