

Town of New Paltz Planning Board

FINAL Minutes

June 13, 2016

Agenda:

PB 2016-03, Libolt, 290 Old Kingston Rd., Lot Line Revision
PB 2016-04, D & D Woodworks, 61 S. Ohioville Rd., Site Plan
PB 2016-05, Twin Star Orchards, Agricultural Site Plan
PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan
PB 2015-20, OSI, Route 299 W., River to Ridge Trail Site Plan
PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision
PB 2007-18, Rappa, 51-53 Horsenden Rd., Subdivision – Extension Request

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

Board Member(s) absent: None

Others Present: Carol Knapp, Rhode Engineering

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

REVIEW AND APPROVAL OF MINUTES

The May 23, 2016 minutes are presented. Chairman Calimano would like to table the approval until the next meeting.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

PB 2016-03, Libolt, 290 Old Kingston Rd., Lot Line Revision

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

2nd by Adele Ruger.

All others present in favor. Motion passed.

No one is present to comment on this application.

Motion to close the public hearing for the evening is made by Lyle Nolan.
2nd by Tom Powers.
All others present in favor. Motion passed.

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

No one is present to comment.

APPLICATION REVIEWS

PB 2016-03, Libolt, 290 Old Kingston Rd., Lot Line Revision

The applicant is still waiting for their surveyor to finalize their survey maps. They will be back on the agenda for the July 25 meeting.

PB 2016-04, D & D Woodworks, 61 S. Ohioville Rd., Site Plan

Cancelled for the evening, and will be back on the agenda for the July 25 meeting, as they had several items to work on for their site plans.

PB 2016-05, Twin Star Orchards, Agricultural Site Plan

Patti Brooks comes before the Board to discuss this application with the Board. She discusses the proposed operations at the site.

There is a discussion on holding weddings.

There is a discussion on the cider distillery operations, and how this is alcohol. Ms. Brooks mentions that the applicant has all of their certificates and licenses to serve food and the cider.

There is a conversation on the comments from the Ulster County Planning Board.

The Board members would like to do a site walk. The Planning Board Secretary will work on some dates and times for Board members to meet Patti Brooks at the site.

There is a discussion on other municipalities and how they have event permits. There is a continued conversation on the potential for future events. Ms. Brooks doesn't want to limit the applicant. Lyle Nolan is concerned about the size of the road in this area and the amount of traffic this could result in.

There is no proposed bus parking at this point in time. Patti Brooks is hoping for a public hearing in the near future, so as to hear the comments from the neighbors, in order that they can be addressed sooner rather than later. Chairman Calimano does not feel that the application is complete enough to do this. There is a continued discussion on the appropriate time to hold a public hearing.

Chairman Calimano would like Ms. Brooks to develop a letter of intent that we can post to the website, so that the public can see more of the full scope of the project.

There is a conversation that everything that the applicant is doing right now does fall under agriculture, and is regulated by Ag and Markets.

George Lithco discusses how Ag and Markets is now looking more closely at these agricultural tourism businesses with regards to their regulations.

Amy Cohen makes a motion to reopen the public comment period.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Kitty Brown makes comments to the Board with regards to the draft EAF for the CVS application.

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

Charlie Bazydlo comes before the Board on behalf of the applicant.

Chairman Calimano discusses how they are not going to do the EAF part 3 tonight, he just wants to bring the Board back up to speed with where the proposal stands at this time. Charlie Bazydlo agrees and wants to get a feeling for where the Board stands with regards to the revised design.

Mr. Bazydlo states the photo of the building that was sent, was meant to mimic the shape of the building, but that they would have the façade be more like the Hampton Inn. It would have stone work and siding.

There is a continued conversation on the red awnings and signage, and that it is still not what people are looking for. Amy Cohen mentions they are looking for a more natural look. Adele Ruger agrees with Ms. Cohen.

Mr. Bazydlo again mentions that this is just meant to represent the shape of the building. It is no way indicative of what they are proposing. You need to take into account the different colors, the landscape plans, etc.

Lagusta Yearwood mentions that she has more concerns than just the aesthetics.

Lyle Nolan likes that they are making an effort, but that there are still other issues.

Dave Clouser mentions that they have not seen any revised plans on lowering the site. Charlie Bazydlo notes that the site is already below grade.

Dave Clouser also reminds the Board that he needs input from the Board on the draft EAF Part 3. He will resend this document to the Board so they can note and track any changes.

Amy Cohen questions if the applicant has any interested tenants for the third pad site. Mr. Bazydlo notes that they have no one interested yet. It is noted on the site plan, but it is not being proposed this time around.

For the next meeting, Chairman Calimano would like the Board to note any major issues and what sections they are in, in order that these can be addressed.

Lagusta Yearwood discusses the possibility of the expansion of the Fire Department, and what that would mean with regards to the traffic.

Mike Calimano discusses the upcoming meeting schedule. He would like to do the workshop meetings on the first meetings of the month for July and August, as he has some scheduling conflicts. Therefore he would like to put CVS on the agenda for July 25 meeting.

Chairman Calimano brings the Board members up to speed on the final Shop Rite Plaza site plan resolution. George Lithco discusses the changes to the resolution. Mike, Dave, and George have been working with Stacy on this resolution with regards to completion dates.

Amy Cohen proposes a motion that they give the applicant until July 1, 2017 to complete this work.

2nd by Mike Calimano.

All others present in favor. Motion passed.

Dave Clouser leaves the meeting. Karol Knapp comes to the table.

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

Peter Karis, Nina Peek and Theresa Bakner come before the Board to discuss this application.

Chairman Calimano suggests that possibly Amanda Gotto could go on a site walk with the applicant.

There is a discussion on the agreement with the Village and the long term lease of the parking area.

Peter Karis discusses their revised submission. Today they got their Federal Wetlands Permit.

Karol Knapp goes over her review of the impacts. He would like the Board to get any questions on Karol's review back to her soon so that it can be addressed.

There is a conversation on the amount of fill. Peter Karis agrees to quantify the amount, etc.

There is a conversation on signage.

George Lithco suggests that the applicant check with the Highway Superintendent with regards to the size of trucks allowed on town roads to bring in this fill.

There is a discussion on the use of the box culverts and not bridges. Mr. Karis states that this is due to potential flooding risks, and this being more sustainable.

The applicant would like to meet or have a conversation with Norbert with regards to the NOD and some items that Mr. Quenzer noted that are actually in the Village and not subject to the wetlands laws. Chairman Calimano states that they will try to get this done in a conference call with the applicant, the Building Inspector, and the Wetland's Inspector.

Theresa Bakner notes that they would love to do whatever necessary to keep the process moving, as they would love to begin construction over the summer.

GL – special permit for principal use that is not on primary lot

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

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

Ted Kolankowski, Michael Moriello, Glen Hoagland and Patti Brooks come before the Board to discuss their application.

Chairman Calimano discusses the proposed Resolution for the subdivision and the notes.

There is a conversation on the size of the house, the size of the septic, the building footprint envelope, etc.

There is a discussion on cutting notes, and that it will be selective, and not clear cutting.

There is a conversation on limiting this to a two bedroom house. The applicant doesn't want to be limited by this, so long as they stick with the building envelope and all of the other map note limitations.

Motion to waive the public hearing on the final subdivision plan, since there are no changes or input, is made by Lagusta Yearwood.

2nd by Mike Calimano.

Amy Cohen and Amanda Gotto abstain.

All others present in favor. Motion passed.

Motion to grant the waivers as requested is made by Lyle Nolan.

2nd by Tom Powers.

Amanda Gotto abstains.

All others present in favor. Motion passed.

Motion to grant conditional final subdivision approval is made by Lagusta Yearwood.

2nd by Lyle Nolan.

Amanda Gotto abstains.
All others present in favor. Motion passed.

Motion that the final subdivision approval be granted, including schedule B map notes, is made by Lagusta Yearwood.

2nd by Lyle Nolan.

Amanda Gotto abstains.

All others present in favor. Motion passed.

The Board would like to discuss the conditions of approval for the site plan at the July 25 meeting.

OLD BUSINESS

PB 2007-18, Rappa, 51-53 Horsenden Rd., Subdivision, 90 Day Extension Request

Motion to grant this extension is made by Mike Calimano.

2nd by Lagusta Yearwood.

Amanda Gotto abstains.

All others present in favor. Motion passed.

PLANNING BOARD ADMINISTRATIVE DISCUSSION

There is a conversation on the request from the Village Planner to support downtown revitalization. Amy Cohen wishes someone from the Village was present to discuss the details on this. She is not comfortable supporting anything like this without more information. Adele Ruger agrees that it would have been nice to have some type of presentation on this.

Chairman Calimano notes that the first August meeting should be cancelled, as he, Lyle Nolan and Kelly O'Donnell will all be away.

The next meeting is a workshop meeting and the Board will be meeting with the TIC.

Amy Cohen notes that the Town Board did have a discussion on reducing the speed limit in the Route 299 area of the proposed Mohonk project. Mike Calimano notes that there is a form and some back up materials needed to give to the Town Board. Tom Powers notes that the State has temporarily lowered the speed limit in this area for the next 6 months due to the bridge construction.

Amy Cohen would like to have the Moratorium Committee present at a meeting to have a discussion with them. She would also like to note that the Planning Board members were not part of the decision to appoint members to this committee. Lagusta Yearwood will check with them to see if they would be available to meet with the Planning Board at the July 11 workshop meeting.

Chairman Calimano would also like to see the alternate members present at workshop meetings to participate in discussions.

Chairman Calimano mentions the Planning Federation training class in July in Hyde Park. Planning Members can be reimbursed for their registration fees.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Tom Powers.

All others present in favor. Motion approved.

Meeting adjourned at 9:40 pm.

These minutes respectfully submitted by Kelly O'Donnell