

Town of New Paltz Planning Board

FINAL Minutes

July 25, 2016

Agenda:

**PB 2016-03, Libolt, 290 Old Kingston Rd., Lot Line Revision**  
**PB 2016-06, Bolder Architecture/Masters Touch Church, 159-161 Route 208, Site Plan**  
**PB 2016-05, Twin Star Orchards, 155 N. Ohioville Rd., Agricultural Site Plan**  
**PB 2016-07, Ron Knapp, 5 Van Kleeck Ave., Accessory Apartment**  
**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**

**Present:** Mike Calimano, George Lithco, Dave Clouser, Lyle Nolan, Lagusta Yearwood, Amanda Gotto, Amy Cohen

**Board Member(s) absent:** Adele Ruger, Tom Powers

**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.

Motion to approve made by Lyle Nolan.

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

The June 13, 2016 minutes are presented.

Motion to approve made by Lyle Nolan.

2<sup>nd</sup> by Amy Cohen.

With changes as noted by Amanda Gotto.

All others present in favor. Motion passed.

The June 27, 2016 minutes are presented.

Motion to approve made by Lagusta Yearwood.

2<sup>nd</sup> by Amy Cohen.

All others present in favor. Motion passed.

The July 11, 2016 minutes are presented.  
Motion to approve made by Lyle Nolan.  
2<sup>nd</sup> by Amanda Gotto.  
Amy Cohen abstains.  
All others present in favor. Motion passed.

Chairman Calimano wants to remind the Board that the NYPF is having its upcoming training session at the end of July, and to please register if anyone wants to attend.

#### **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 Lyle Nolan.  
2<sup>nd</sup> by Amy Cohen.  
All others present in favor. Motion passed.

No one is present to comment on this application.

The applicant is still waiting for their surveyor to finalize their survey maps.

Motion to continue the public hearing to August 22, 2016 is made by Lyle Nolan.  
2<sup>nd</sup> by Lagusta Yearwood.  
All others present in favor. Motion passed.

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

There is no one present to make public comments.

#### **APPLICATION REVIEWS**

##### **PB 2016-06, Bolder Architecture/Masters Touch Church, 159-161 Route 208, Site Plan**

Dave Toder and Janice Dixon come before the Board to discuss this application. He discusses items from Dave Clouser's initial review memo. He goes over the site plan as well with regards to the bullet points of the review. He also mentions that they are currently before the ZBA for the variances. Their public hearing is scheduled for August, and the ZBA has referred this to the UCPB. They are seeking a recommendation from the Planning Board as well.

Dave Clouser goes over his review as well. He is looking for drainage plans, though it should not be a big issue. There is a conversation on land-banked parking, and having that language noted on the site plan

as well. The Board also need water and sewer documentation from the UCHD. He notes that the Planning Board also needs to refer this to the UCPB as well.

It is suggested that the applicant write out waiver requests from any waivers of Town Code Section 140-52. They would also like to get a better idea of the total uses of the property other than just Sunday services. Janice Dixon goes over some of the other meetings that they hold during the week. Chairman Calimano suggests that they put something in writing about their schedules. It won't be something they are held too, it is just so the Board can have a clear idea of exactly what they do and some ideas of when.

Chairman Calimano notes that if they send it up to the UCPB now, they will send it back because it is missing the drainage, etc. If the applicant can provide updated plans by the 15 of August, he could send them up then.

Motion to send this application to the UCPB, with updated plans provided by August 15 for the September meeting, is made by Lyle Nolan.

2<sup>nd</sup> by Lagusta Yearwood.

Amanda Gotto wants to be sure that the Board gets to see the revised plans as well. Chairman Calimano states that the Board will get to review them again as well.

All others present in favor. Motion passed.

George Lithco questions if the Board wants to make any comments to the ZBA.

Amanda Gotto asks the applicant to point out and discuss the deeded right-of-way. Dave Toder discusses this.

Dave Toder asks if the Board plans to hold a public hearing. Chairman Calimano states that it is not a requirement, and the ZBA is doing one.

The Board members agree to make a motion to let the ZBA know they are in favor of the variances requested by the applicant, Bolder Architecture for Masters Touch Church.

Motion is made by Lagusta Yearwood.

2<sup>nd</sup> by Amy Cohen.

All others present in favor. Motion passed.

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

Patti Brooks comes before the Board to discuss this application. She discusses the review memo from Dave Clouser, as well as the referral response from the UCPB. She notes that Stacy Delarede is not classifying the food pavilion as a "restaurant", it is an accessory use to the farm operations. Ms. Brooks also brings the UCHD approval letters.

Patti Brooks goes over other items mentioned in the initial review memo with regards to parking, etc. She points out other agricultural operations in the area, and what their parking situation is.

There is a conversation about the need for agricultural site plan review.

Patti Brooks also discusses parking and special events. The applicant would like the availability to hold events as discussed in their letter of intent.

There is a conversation on the site visit. Mike Calimano states that he and Amanda Gotto went for a site walk in June. He discusses what they saw on the site. He notes that there will be no crossing the road, as the east side is all cider apple trees. Food is only served Thursday-Sunday only from 11 am until 7 pm.

Patti Brooks discusses the letter of intent. She reads from this document.

Amanda Gotto notes that the Town does not yet have a Special Events application/procedure yet. Chairman Calimano states that they are working on this, but that maybe part of site plan would just require the applicant to notify the Town of any proposed events with all of the details.

There is a conversation on whether or not to hold a public hearing, as one is not required. Ms. Brooks notes that this orchard has been operational for over a year, and they have had no issues or complaints. There is a discussion on the possibility of having a site plan approval that triggers a second review in a year in case any issues arise, since this is the first go around with an agricultural site plan.

George Lithco would like Ms. Brooks to ask the applicant if they did get anything in writing from Ag and Markets. She will check into this.

Chairman Calimano states that they will now need to work out the little details for the wording for the resolution.

#### **PB 2016-07, Ron Knapp, 5 Van Kleeck Ave., Accessory Apartment**

Mr. Knapp comes before the Board to discuss his application. The Board reviews the memo submitted by Stacy Delarede. Amy Cohen feels that there is no issue since it is compliant. Dave Clouser agrees. They have the lighting, the parking, the entrance and the proper square footage.

Motion to approve a special use permit for an accessory apartment is made by Lagusta Yearwood.  
2<sup>nd</sup> by Amy Cohen.

All others present in favor. Motion passed.

#### **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. He discusses the most recent submission from Maser Consulting with regards to site elevation options. Chairman Calimano would like to have Dave Clouser get the grading plans that were used to create the profiles. Charlie Bazydlo will get those calculations to Dave Clouser. He would also like to see all of the landscape areas that are two feet or less of fill.

Chairman Calimano wants to be sure that the same siding and stone used for the façade will be the same for the Five Guys. Mr. Bazydlo states that it will be.

Lagusta Yearwood comments on tree loss and community character impacts.

Chairman Calimano wants the Board to continue their discussion on the draft EAF part 3. He would like to know where the other Board members feel there may need to be more review. He mentions one question on segmentation, and whether this applies here or doesn't. He then discusses clearing and grading, which he feels has always been part of the site plan review. The third issue is the fill, the latest submission needs to be verified by Dave Clouser. Lagusta Yearwood would like more details on the makeup of the fill. Another issue is alternate viable sites with regards to developers and tenants; in other words if there are other viable sites, why are the tenants not looking at these unused sites. They next discuss impacts on plants and animals. They next discuss noise level issues and traffic issues.

Chairman Calimano would like to see Tom Powers and Adele Ruger weigh in on these seven issues as well.

It is noted that this application was originally submitted in September 2013. Mr. Bazydlo just wants to know what and how they need to do to move forward.

George Lithco discusses impacts with regards to SEQRA, and notes that there could be impacts that can be addressed by site plan even if they are not large enough to be addressed through SEQRA. The Board needs to make a SEQRA determination first, and then there will still be the full site plan review.

Chairman Calimano wants the Board to look at these eight impacts and be ready to give an opinion at the August 22 meeting. It is noted that the Board members can send their opinions to the Planning Board Secretary of distribution to the other Board members, but there will be no conversation until the next meeting.

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. They discuss their latest submission.

There is a discussion on the inspection by the Town's Wetlands Inspector. His NOD reflects that there is no requirement for a Wetlands Permit for any of the crossings.

Karol Knapp discusses the Village/Town boundary. Peter Karis notes that this has been added to the plans.

The Board needs to do the formal SEQRA part 2 review with their Engineer. Karol Knapp goes through all of the potential impacts in part 2:

1. Yes, minor

2. No
3. Yes, minor
4. No (unless development of the hillside lot)
5. Yes, minor
6. No
7. Small impact
8. Yes, minor
9. Yes, minor
10. No
11. No
12. No
13. Yes, minor during construction
14. No
15. Yes, minor during construction
16. No
17. No
18. Small impact with emergency services

There is nothing greater than a small/minor impact anywhere.

Motion to make a negative declaration under SEQRA is made by Lagusta Yearwood.

2<sup>nd</sup> by Lyle Nolan.

Amanda Gotto questions groundwater impact.

All others present in favor. Motion passed.

Chairman Calimano would like the attorney to draft a resolution for this project, and then distribute it to the Board before the next meeting.

Peter Karis mentions the temporary construction easements with the County for the temporary bridge. This will enable a graded walkway when done that bypasses the roadway for the trail. He also notes that they are hoping to get the drainage in before winter in order that it may settle over the winter, and then actual trail construction can begin in the spring. Therefore he is truly hoping to facilitate the development of this resolution as soon as possible.

Lyle Nolan questions the agricultural driveway that is currently there for emergency services access. Peter Karis states that the two will merge and that will be maintained. OSI will also manage the trail internally with their own ranger on the ground to man the gates.

Glen Hoagland mentions the agreement in cooperation with OSI and Mohonk where the trails cross over. This will be a written agreement that runs with the land.

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

Ted Kolankowski, Glen Hoagland and Mike Moriello come before the Board to discuss their most recent submission with regards to this application. Ted Kolankowski discusses the initial NOD to be done by the Town's Wetlands Inspector.

Chairman Calimano discusses the draft resolution that was drafted by George Lithco. Karol Knapp notes some items that need to be noted as part of the resolution with regards to some changes from the latest submission. One of these items is phasing.

Karol Knapp discusses some clarifications with regards to the plans and potential impacts.

George Lithco mentions the GML referral modifications from the UCPB.

Motion to accept these modifications is made by Mike Calimano.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

Motion to accept the phased construction plan as proposed in the June 16, 2016 memo is made by Lagusta Yearwood.

2<sup>nd</sup> by Mike Calimano.

All others present in favor. Motion passed.

George Lithco goes over the outline that he circulated. There is discussion on all of these items.

Motion to grant conditional site plan approval, as noted in the general conditions of schedule A, is made by Lyle Nolan.

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

Motion to allow the Chairman to sign the revised resolution as discussed tonight is made by Lyle Nolan.

2<sup>nd</sup> by Amanda Gotto.

All others present in favor. Motion passed.

## **OLD BUSINESS**

None

## **PLANNING BOARD ADMINISTRATIVE DISCUSSION**

None

Motion to adjourn the meeting is made by Lagusta Yearwood.

2<sup>nd</sup> by Mike Calimano.

All others present in favor. Motion approved.

Meeting adjourned at 10:05 pm.

These minutes respectfully submitted by Kelly O'Donnell