

Town of New Paltz Planning Board

Final Minutes

December 11, 2017

**December 11 Meeting Agenda:**

**Review and Approval of Meeting Minutes**

**October 12, 2017**

**November 27, 2017**

**Public Hearings**

**None**

**Public Comments**

**Application Reviews**

**PB 2017-16 129 Plains Road Subdivision**

**PB 2013-19 Wildberry Lodge Site Plan (Engineering Review)**

**Administrative Discussion**

**Solar Discussion with Assessor (Amy)**

**Moratorium/299 Gateway Committee (Amanda)**

**2018 Meeting Calendar Approval**

**Present:** Lyle Nolan, Amy Cohen, Mike Calimano, Tom Powers, Adele Ruger, Amanda Gotto

Consultants present at the meeting: George Lithco, Rebecca Minas

Chair Adele Ruger called the meeting to order at 7:00 pm.

Chair Ruger opened the meeting by reflecting on the contributions from Mike Calimano as past Chair and 20 year member on the Planning Board. Chair Ruger thanked him for his years of service to the Planning Board, followed by a round of applause for Mike.

**MEETING MINUTES**

**Chair Ruger asked for a motion to approve the minutes from October 12, 2017. Motion 1 by Mike Calimano. Motion 2 by Lyle Nolan. All present in favor. Approved.**

**Chair Ruger asked for a motion to approve the minutes from November 27, 2017. Motion 1 by Lyle Nolan. Motion 2 by Amy Cohen. All present in favor. Approved.**

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS**

None

**Application Reviews**

**PB 2017-16 129 Plains Road Subdivision**

Andy Willingham approached the PB and discussed the latest updates to the plan which addressed the feedback from the November 13, 2017 PB meeting; noting areas of concern for DEC/Town regulated wetlands and pond on the property, draft NOD from Town Wetlands Inspector, no impact to archeological resources on the site, DEC response for bald eagle disturbance still pending, the shed on the property is pre-existing before the zoning requirements for the town as well as noting plan updates to wells and septic systems locations, wetlands map with buffer areas, and soil testing results noted on the plan. He also added that an Agricultural Data Statement was provided as well as commenting on the family's plan for the property.

Rebecca Minas noted that public comments have come in with concerns for the application. Rebecca commented briefly on the septic and SEQRA issues as well as the percolation rate seeming **more rapid than generally recommended**.

Amanda Gotto asked if the Habitat Assessment guidelines should be considered for this application. ENCB Chair Ingrid Haeckel (in the audience) commented when asked by Chair Ruger, that the assessment should be requested by the Planning Board for a subdivision application for 3 or more lots, therefore this would not require one.

Chair Ruger noted that the determination of significance would be discussed after the public hearing **is opened**, which was set for January 8, 2018. Andy Willingham was given a tracking sheet with issues to be clarified for the Planning Board.

#### **PB 2013-19 Wildberry Lodge Site Plan (Engineering Review)**

Chair Ruger asked if the applicant had any comments on the review from Rebecca Minas in regard to their latest submission to the PB. Jane Samuelson, Project Consultant from Engineering & Surveying Properties, PC for the applicant, discussed the uniqueness of the application from the original proposal for a water park and the changes with the preferred alternative. Jane focused on the DEIS (Draft Environmental Impact Study) that was recently submitted, looking for review and comments from the PB, and noted that the developer would not do any further design on anything that won't move forward (on the project). Jane commented that she did not have a copy of the Stormwater law, or the 2016 water pump test results, but noted that Rebecca Minas agreed to get them for her. Jane also asked about the Habitat Assessment Guidelines, which Mike Calimano stated were part of the SEQRA.

Rebecca Minas stated that the DEIS document is incomplete at this time, and needs further information, which Rebecca had indicated on her review memo. Jane Samuelson thanked Rebecca for her thorough review. Jane also noted that the preferred alternative will be what is focused on at this point and would take all Rebecca's input into consideration. Jane Samuelson asked **why** there was no traffic review in Rebecca's review memo and Chair Ruger confirmed it was not done yet. Discussion followed on whether more details, but not necessarily a full plan set of the preferred alternative could be given to the PB members, as well as being helpful for the Gateway Committee, since the design would be critical with the overlay district. **George Lithco noted that that DEIS contained a PILOT application for the original project, not the preferred alternative,** Amy Cohen asked if possibly **the PILOT application for** the preferred alternative could be **made** available. George Lithco **added that there had been great community interest in the PILOT proposed for the Park Point project, and it would be beneficial if the PILOT application in the DEIS** showed the benefits provided to the town were helpful and a **explained how of the PILOT would meet the objectives of the Ulster IDA Uniform Tax Exemption Policy.** . Employment and educational opportunities were discussed. The PB members requested more information **on the proposed PILOT**, and noted that attention be paid on the Gateway Zoning factors that are being considered (during the Town's moratorium on the 299 Gateway District).

Steve Turk was given a tracking sheet with issues to be clarified or more information required for the Planning Board. Chair Ruger thanked them for coming in.

#### **Administrative Discussion**

##### **Solar Discussion with Assessor**

Amy Cohen discussed her recent meeting with the Town Assessor Tricia Masterson, with Chair Ruger and Tom Powers in attendance on property taxes and solar installations. Amy commented that they worked through **the procedures that are used to assess property with** solar, and that large solar installations and small solar installations seem to have different **assessment outcomes, but solar on typical residential properties would not feel any assessment value changes.** When solar is installed, the assessment value goes up actually and you're actually paying more, but with solar you are paying less (for electricity) so you're paying the same. Amy noted **that if solar facilities were installed** on Town or Municipal property **that is not on the tax roll, it would not affect the overall assessed value of the Town,** therefore the community could save **the cost of electricity generated by solar on the landfill, or other municipal owner property, such as** Police, Fire, and other Buildings. Amy commented **using such sites for solar would be financially good and a beneficial** environmental impact. She added that with a new town

hall and new police department she is looking forward to solar and clean energy in our government. George Lithco noted that when land that receives an agricultural exemption is converted to a non-agricultural use, the exemption is lost and the owner has to pay the full taxes for 5 years from the conversion. Typically, solar farm companies seeking a lease will offer to pay this look back. In addition, even though the RPTL 487 exemption exempts large solar projects, it also allows the Town and other taxing jurisdictions to require them to enter into a PILOT agreement. Both actions help to maintain the tax base.

#### **Moratorium/299 Gateway Committee**

Amanda Gotto mentioned that the latest draft meeting minutes were posted on the website. Amanda added that the committee is conscious that the moratorium deadline is in February. Discussion followed on when a possible draft from the committee would be expected (perhaps in January). Amy Cohen commented that huge projects wait 3-4 months for a community meeting and thinks that they (the committee) should be working very hard at this point. Amy also commented that we as planning board members need to know what is going on in the moratorium committee & asked that all documents in the future be shared with our board.

#### **2018 Meeting Calendar Approval**

**Motion 1 by Chair Ruger to accept the 2018 Meeting Calendar. Motion 2 by Mike Calimano. All present in favor. Calendar accepted.**

**Motion 1 by Mike Calimano to adjourn. Motion 2 by Chair Ruger. All those present in favor. Meeting Adjourned at 8:04 pm. Minutes submitted by Patricia Atkins**