

Town of New Paltz Planning Board

Amended Final Minutes

August 14, 2017

August 14 Meeting Agenda :

Review and Approval of Meeting Minutes

June 12, 2017

June 26, 2017

July 10, 2017

Public Hearings

None

Public Comments

Application Reviews

PB 2017-10 32N Day Nursery Site Plan

Administrative Discussion

Rt. 299 Gateway Committee Update

July 20 DEC memo (Ferris Woods)

Traffic Consultants

ENCB Habitat Guidelines

Present:

Adele Ruger, Lyle Nolan, Amanda Gotto, Lagusta Yearwood, Mike Calimano,

Board Member(s) absent: Amy Cohen, Tom Powers

No Town Consultants were present at this meeting.

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

REVIEW AND APPROVAL OF MINUTES

Co-Chair Ruger asked for a motion to approve the minutes for June 12, 2017.

Motion 1 by Lagusta Yearwood. Motion 2 by Mike Calimano.

All present in favor. Motion approved

Co-Chair Ruger asked for a motion to approve the minutes for June 26, 2017.

Motion 1 by Mike Calimano. Motion 2 by Lagusta Yearwood.

All present in favor. Motion approved.

Co-Chair Ruger asked for a motion to approve the minutes for July 10, 2017.

Motion 1 by Mike Calimano. Motion 2 by Amanda Gotto.

All present in favor. Motion approved.

PUBLIC HEARINGS

None

PUBLIC COMMENTS

No public comments.

Application Reviews

PB 2017-10: 32N Day Nursery Site Plan

Andrew Willingham, of Willingham Engineering, and Kevin Quinlan, of Kevin Quinlan Architecture LLC approached the PB members to discuss their application.

Andrew Willingham gave a brief history of the building, and now the proposed Day Care Center. Kevin Quinlan spoke about the renovations that took place and how they coordinated with the Town's Building Department throughout the renovation, and that it was basically a condemned building before the renovation.

Co-Chair Ruger asked why all this was done before coming to the Planning Board. Lyle Nolan commented that you don't build then come to the Planning Board, adding his concern that Stacy (Delarede) was the PB now. Mike Calimano commented that they were replacing what was there before, noting a commercial building was the idea. Mike Calimano added it is a proposal to make it in the same footprint into a daycare.

Jeana Fanelli, the Daycare Center owner, stated she spoke with Stacy (Delarede) last June to find out what was going into there, especially if another daycare, and spoke again with her about opening the business at that location and ensuring she was compliant with the Town Code requirements. Co-Chair Ruger stated none of this was before the Planning Board. Further discussion from PB members that they saw the renovation but no one was made aware of what was going on. Kevin Quinlan stated it was a stabilized repair working with the Building Department on the same footprint, and he felt it was a team effort. Mike Calimano again emphasized that they rebuilt on the same footprint, and they were before the PB for non-conforming use, and lot line adjustment.

Discussion followed on the memo from Rebecca Minas for her review of the application for the Building Inspector. Andrew Willingham noted they'd rather not do a site plan for lot line adjustment.

Andrew Willingham agreed to provide the items listed on the tracking sheet including providing a wetlands map per the request from Co-Chair Ruger as well clarification of the lot line adjustment, species assessment, septic flow calculations, Health Department memo, adding existing lot line and sight lines, provide detailed landscaping and sign design, approval for 100 children from State/Health Department/Fire Department. Planning Board also asked for DOT input on driveway entrance as well as lighting plan with minimal lighting at night.

Motion 1 by Co-Chair Ruger to recommend escrow amount be set at 7000.00.
Motion 2 by Lagusta Yearwood. All present in favor. Motion approved.

Motion 1 by Mike Calimano to forward the application to Ulster County Planning Board (Once the updates are made that the PB requested.
Motion 2 by Amanda Gotto. All present in favor. Motion approved.

Andrew Willingham asked if they had an answer on the lot line combining. Discussion followed. Mike Calimano stated that it's a matter of combining lots, pretty straight forward process, deed is filed at county office once everything else is in place. They'd have to get back with an answer after further review.

Andrew Willingham agreed to get the updates back in time for the UC PB meeting on September 5th.

ENCB Habitat Guidelines

ENCB Chair Ingrid Haeckel approached the members. Mike Calimano stated he'd like to do a dry run with an applicant. He stated they (the Guidelines) look good, but wants to get the bugs worked out, then they could send a memo to the Town Board for becoming a policy.

Amanda Gotto stated she'd like to acknowledge the work the ENCB has put into the updated Guidelines.

Mike Calimano stated that the Habitat Assessment is part of SEQRA, among other things, and an application may or may not have wetland inspection until the Wetland Inspector goes out.

Ingrid Haeckel commented that the recommendations for the applications checklists are completed. Lyle Nolan suggested an application coming in soon may be a good test or using a candidate like Pony Hill/Rappa to see if they'll be willing to test.

Pat will send the updated checklists out to the PB members with the ENCB recommendations for review. Ingrid Haeckel agreed to post the updated guidelines to their (ENCB) website.

PB members thanked Ingrid Haeckel.

Administrative Discussion

NYS DEC Memo-Ferris Woods

Mike Calimano recommended that they wait to hear what Ferris Wood response is to the memo from the DEC.

Rt. 299 Gateway Committee Update

Amanda Gotto commented that the 299 Gateway Committee has posted minutes on the website, also reporting the committee held roundtable discussions with Chairs from other committees as well as meeting with applicants (CVS, Wildberry, Ferris Woods, NP Chamber of Commerce). Amanda Gotto also reported that the committee is keeping to the schedule, and is planning a presentation to the PB and TB as to where they are. Next meeting is September 13 for the 299 Gateway Committee.

Lyle Nolan mentioned he attended the Village Planning Board meeting. He also added information about a new business on Springtown Road, a whiskey distillery, and wondered if it was part of Ag and Markets. Co-Chair Ruger mentioned that Mercier Farmstand was granted a temporary CO to open.

Traffic Consultants Follow up

Mike Calimano stated that the PB has gone out in the past with an RFP (Request For Proposal) and that qualifications are key when looking for traffic consultants.

Amanda Gotto commented that she would like to know where we (PB) are with the Solar Law and the Ag Advisory Committee, also adding that the Ulster County Design Guidelines meeting is September 14th in Marlboro.

Motion 1 by Mike Calimano to adjourn.

Motion 2 by Amanda Gotto. All those present in favor. Meeting Adjourned at 8:33 pm.

Minutes submitted by Patricia Atkins