

Town of New Paltz Planning Board

Final Minutes

October 23, 2017

October 23 Meeting Agenda:

Review and Approval of Meeting Minutes

September 25, 2017

October 12, 2017

Public Hearing

None

Public Comments

Application Review

PB 2017-10 32N Day Nursery – Decision with Conditions review

PB 2017-14 Gruber Bathroom Addition – Simplified Site Plan

Administrative Discussion

- Town Board Referral – Taliaferro Conservation Easement

- Ag Advisory Committee Volunteer

Present: Adele Ruger, Amy Cohen, Mike Calimano, Amanda Gotto

Board Member(s) absent: Tom Powers, Lyle Nolan

George Lithco also present at the meeting.

Chair Ruger called the meeting to order at 7:05 pm.

MEETING MINUTES

Chair Ruger asked for a motion to approve the minutes as amended from September 25, 2017. Motion 1 by Mike Calimano. Motion 2 by Amy Cohen. All 4 present in favor. Approved.

Chair Ruger asked that the meeting minutes from October 12, 2017 be held for the next meeting.

PUBLIC HEARINGS

None

PUBLIC COMMENTS

None

Application Reviews

PB 2017-10 32N Day Nursery – decision with conditions review

Andy Willingham and Jeana Fanelli approached the PB members. Andy Willingham stated they were back before the PB to discuss an update on the entrance to the site.

Chair Ruger asked if they could review first the conditions (of their approval) to make sure everyone agrees on them before they discuss the entrance.

Andy Willingham stated that they were working on the Health department, water system, and septic system, but were half way through the responding to the conditions.

Amanda Gotto asked if they had water test results, which Andy stated he had them.

Chair Ruger asked when they thought they'd meet the conditions. Andy Willingham stated a couple of weeks, Amanda Gotto commented end of November? George Lithco added he had received agreement from Stacy and Rebecca on the conditions.

Chair Ruger asked them to talk about the recent DOT input.

Andy Willingham informed the Board that there is a left turning condition from the DOT; they need left turning lane to make a left turn but the cost is high. Only alternative is have a no left turn into the site. George Lithco added to clarify the DOT logic is that the traffic south on 32 peak hour is traveling at 55 mph, a passing lane at that location, and there's a possibility of cars pulling around cars waiting to make the left turn, or passing cars. Amanda Gotto asked if speed was a factor. George Lithco commented that the amount of travel coming south, speed and the passing lane added to the DOT conditions. Andy Willingham stated cars traveling from the East End would take North Putt to Horsenden and turn left onto 32. Jeana Fanelli stated there is a 3 hour timeframe in the morning, and 3 hours in the afternoon that cars are coming in and out of her current location; the peak hours are staggered. Alternate route of using Old Kingston Road was discussed. Chair Ruger expressed her concern on the added volume of traffic onto Old Kingston Road due to blind spots. She also felt that people on the road should be notified of the increased volume of cars. Amy Cohen stated she doesn't feel its high use (as compared to other roads). Andy Willingham stated that the traffic study was based on current clients and they wouldn't see much of an increase. Jeana Fanelli also mentioned that 2 months out of the year (July/August) the amount of traffic would be reduced. George Lithco recommended that specific instructions be given to clients of the Day Nursery about no left turning into the site, and no parking on Rt 32 during special events. Jeana Fanelli stated it will be all in their handbook (they give to clients).

Chair Ruger asked if emergency vehicles would be able to enter. Andy Willingham stated they are proposing mountable island to drive over it, and he would communicate with them about the update.

Chair Ruger asked for a motion to accept the written conditions from approval from the September 25 Planning Board meeting as final.

Motion 1 by Mike Calimano.

Motion 2 by Amanda Gotto. All in favor. Motion accepted.

Motion 1 by Mike Calimano to amend site plan approved to incorporate DOT recommended right turn only Rt. 32 South. Discussion followed on clients using recommended roads.

Motion 2 by Amanda Gotto. All in favor. Motion accepted.

PB 2017-14 Gruber Bathroom Addition – Simplified Site Plan

Motion 1 by Mike Calimano to waive site plan review based on the comments from the Town Building Inspector. Motion 2 by Amy Cohen. All present in favor. Approved.

Town Board Referral – Taliaferro Conservation Easement

George Lithco invited Cari Watkins-Bates from Scenic Hudson, and Christine DeBoer from Wallkill Valley Land Trust to speak with the Board on the Taliaferro Conservation Easement application.

George Lithco gave some background info on the proposed agricultural conservation easement that is intended to preserve the agricultural lands on the Taliaferro Farm. George added that the easement is being developed by Scenic Hudson, Wallkill Valley Land Trust and is partnering with Ulster County and Town of New Paltz, and the Town Board has referred the proposed conservation plan to the Planning Board for their review and recommendation.

Discussion followed with the Cari Watkins-Bates and Christine DeBoer, who explained the proposed easement, and how the proposal would not allow any future sub-division of the property. The Planning Board discussed conditions of their recommendation to the Town Board.

Amy Cohen motioned to recommend a positive referral to the Town Board. Discussion followed on revising the site plan approval, as well as modifying the conditions to conform with the revised site plan.

Amy Cohen revised her motion to recommend a positive referral to the Town Board based on the Planning Board's discussion. Mike Calimano added that site plan approval was needed, as well as coordination with conservation easement approval.

Amy Cohen revised her motion to authorize Adele Ruger to make those approvals prior to the Town Board public hearing on November 2nd. Motion 2 by Amanda Gotto. All present in favor. Approved.

Ag Advisory Committee Volunteer

Mike Calimano volunteered to represent the Planning Board on the Ag Advisory Committee with Stacy Delarede as Chair.

Motion 1 by Adele Ruger to appoint Mike Calimano to the Ag Advisory Committee. Motion 2 by Amy Cohen. All present in favor.

Motion 1 by Chair Ruger to adjourn the meeting. Motion 2 by Amy Cohen. All those present in favor. Meeting Adjourned at 8:20pm. Minutes submitted by Patricia Atkins.