

Town of New Paltz Planning Board

Amended Final Minutes

November 27, 2017

**November 27 Meeting Agenda:**

**Review and Approval of Meeting Minutes**

October 12, 2017

October 23, 2017

November 13, 2017

**Public Hearings**

None

**Public Comments**

**Application Reviews**

PB 2013-19 Wildberry Lodge Site Plan

**Administrative Discussion**

Solar discussion

**Present:**

Adele Ruger, Lyle Nolan, Amy Cohen, Amanda Gotto, Tom Powers

**Board Member(s) absent:** Mike Calimano

Also present George Lithco and Rebecca Minas

Co-Chair Ruger called the meeting to order at 7:02pm.

**REVIEW AND APPROVAL OF MINUTES**

October 12, 2017 minutes were presented by Chair Ruger. It was decided to hold the minutes for the next meeting for approval.

Chair Ruger motioned for the approval of the October 23, 2017 minutes. Motion 2 by Amy Cohen. All present in favor. Approved.

November 13, 2017 minutes were presented by Chair Ruger. No motion presented. George Lithco stated the minutes could be accepted without approval. Members present at the November 13, 2107 meeting accepted the minutes.

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS**

None

**APPLICATION REVIEWS**

**PB 2013-19: Wildberry Lodge Site Plan**

Jane Samuelson from Engineering & Surveying Properties, along with Scott Butler from Rocking Horse Ranch, approached the PB members to discuss the preferred alternative to their Site Plan rather than the original proposed water park. Jane Samuelson showed a comparison of the Proposed Action vs. the Preferred Alternative, which included number of hotel rooms, height of tallest structure, new impervious

area, total disturbance area, open space, useable open space, wetlands disturbance, buffer disturbance, area of lost ag soils, total parking spaces required, total site generated trip for traffic during peak am, pm, Saturday hours, and water/sewer demand.

George Lithco asked about the ground field plan, which Scott Butler stated is a pilot they are involved in for creating compost (which is DEC approved). George Lithco mentioned that this project is similar to Park Point project, and he stated they should take a look at their DEIS. George agreed to send to Jane. Amanda Gotto asked if solar was being considered in the project. Jane stated that in the preferred alternative solar is. Amanda Gotto then asked about wetlands, and discussion followed about the Town Wetlands Inspector, who along with the Building Inspector, will advise the PB if a substantial impact exists. Also discussed was a plan for a site visit.

Rebecca Minas stated she is working on her review for the December 11 PB mtg. Rebecca also stated that perhaps the applicant can make it easier by maybe spelling it out in what the original proposal was and what is now preferred, perhaps a prologue to show the new plan, stating the table that Jane showed was great. George Lithco added that explaining to the reader there is no water park.

Chair Ruger stated the applicant can use the information they have and put it on their new site plan. Rebecca Minas added anything changed should be in the alternative.

Jane Samuelson asked about the goal of the 299 Gateway committee if it was for comprehensive or zoning changes. Amanda Gotto commented they are writing the language for the overlays. Discussion continued on the possible height variance for buildings and water tower if not connecting to Village water. Jane Samuelson stated the preferred alternative talks about on site water and treatment plant unless they can work out with the Town to hook into the Village water. Discussion followed on Sewer 6. Amy Cohen asked if grant money would help with repairs, or if Town would pay for it, especially when she noted that UCHD said that the "Village sewer system is way over capacity" and wouldn't allow hookup to it, and would have to look for an alternative. Rebecca Minas said there are no grants coming for Sewer 6 but the town may refinance the Sewer 6 district. George Lithco stated the UCHD would look at the EIS for review.

Chair Ruger concluded the discussion and thanked them for attending.

### **Administrative Discussion**

**Solar** – Chair Ruger stated that from the local town Solar Laws for Gardiner, Town of Rochester, and Town of Newburgh forwarded to the PB, she prefers the Gardiner solar law. Discussion followed on what the PB's responsibilities were in developing the solar law. Chair Ruger suggested asking the Chair from Gardiner to come to the Planning Board. George Lithco mentioned talking to them about their applications as well. Amanda Gotto suggested looking at Gardiner and Rochester together for information to use. Amy Cohen stated she and tax payers need to know tax exemption for solar. Amy volunteered to get the Assessor's input on how it will affect taxes. Chair Ruger recapped with Amy's research on taxes, and that she will reach out to Gardiner to come to a PB meeting.

**2018 Calendar** – Group meetings with Village Planning Board was discussed.

**Chair Ruger motioned to adjourn the meeting. Motion 2 by Amanda Gotto.**

**All present in favor.**

**Meeting adjourned at 9:25 pm. Minutes submitted by Patricia Atkins**