

Town of New Paltz Planning Board

FINAL Minutes

September 8, 2014

Agenda:

PB 2014-14, Diamond Car Wash, 526 Main St., Site Plan
PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan

Present: Dave Clouser, George Lithco, Mike Calimano, Lagusta Yearwood, Tom Powers, Lyle Nolan, Tim Rogers

Board Member(s) absent: Peter Muller

Chairman Calimano called the meeting to order at 7:00 pm.

MINUTES

No minutes were presented tonight.

PUBLIC HEARINGS

None

CONCEPTUAL REVIEWS

None

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

None

APPLICATION REVIEWS

PB 2014-14, Diamond Car Wash, 526 Main St., Site Plan

John Sullivan and Brian Tietje came before the Board to present the changes, requested by the review memo, drafted by the Town Engineer. They are hoping to get this application up to the UCPB.

Dave Clouser states how there are still several things that they have yet to address. He spoke with Chris Marx, and they do have several concerns with regards to the sewer. They need to know where the piping is, where the wells are, etc.

John Sullivan states that they did show the location of the wells. However, they do not know where the water pipes are actually running underground.

Dave Clouser notes that there are some math issues with regards to the water usage numbers.

There is discussion on the water usage numbers and recycled water being used; and how the sewer usage is measured off of the water meters. They need to get a meter on the secondary line in order to properly monitor the sewage usage. Brian states that they will be happy to put a meter on that.

Dave Clouser would like to see exactly where the piping is... how it flows, where it flows, etc.

Mike Calimano discusses how they want to trace all lines in and out, how it is held, how it is used... what is fresh water, what is reclaimed water, etc. He asks the applicant if they could arrange to meet and walk through the property with the Town Engineer.

Lyle Nolan just wants to be sure they are not over taxing the sewer plant, nor are they putting anything into the system that is a detriment to the sewer system.

Mike Calimano states that it is fine to go to UCPB, but they will not have any concerns over the water system. They will be concerned with lighting, egress, etc.

Motion to send this application up to the UCPB is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan

Justin Maser and Charles Badzylo come before the Board to present their latest submission on behalf of Trans-Hudson Mgt. for the CVS site plan.

Justin Maser states how they made many site changes based on technical issues that needed to be addressed with regards to zoning, etc., based off a meeting with the consultants and Building Inspector.

Tim Rogers questions when this meeting took place. He believes the other members should have been made aware, and given the opportunity to attend. Mike Calimano states that it was a technical meeting to address zoning and other technical issues.

Justin Maser goes over these changes that were made. They did push the building closer to the road, but they will still need a variance for the front yard parking.

Tim Rogers questions whether they looked at the slope in order to protect the sensitive wetlands. Justin Maser states how they have done that. Tim Rogers questions whether or not they have spoken with an actual wetlands consultant. Mike Calimano states that now that the Wetlands Law is back in effect, they will need to have a wetlands inspection by the Town's Wetlands Inspector. Mike Calimano will need to review these wetlands procedures.

Justin Maser goes over the revisions to the façade of the building, including the landscaping. He then discusses the changes to the signage proposals that they made. They have significantly reduced their signage square footage. They will still need a variance for approximately 57 square feet. Tim Rogers questions why they should not just adhere to the Town Code. Justin Maser states it is a business, and they had to deal with the set back and visibility. Charlie Badzylo states that this is a function of the ZBA, and that is why there is a ZBA. Each case has to be considered under Town Code on an individual basis.

Lagusta Yearwood discusses her concerns, as addressed by the Bike/Ped committee, and finding some middle ground between bike lanes, walk-ability, etc.

Justin Maser states how this property is a key link in this rail trail connection proposals. The applicant doesn't want to hinder this connection. They are bringing the grade up in this area to make any future connections possible. They have also pushed their site back along Route 299 to allow for this shoulder should it be needed in the future.

There is a discussion on sidewalks, and communication with the State DOT, in order to get a response from them with regards to their concerns for sidewalks along this site. They would like to see the best and safest connection possible.

Tim Rogers wants it to be known he would be against granting any variances.

There is discussion on the impact of national chains on local retailers.

Lyle Nolan would like to know what the flow of traffic may be if the site was developed further. Charlie Badzylo states how they were originally asked to show all development of the site. They then changed this, as right now they have no current plans. However, if something did come up in the future, it would have to go through full review once again.

There is a discussion on the amount of pervious and impervious surfaces with regards to the Town Code formulas.

Lagusta Yearwood would like to see the memo from the applicant forwarded to the Bike/Ped committee. Mike Calimano states that he will be sure that they receive a copy of this.

Mike Calimano states how the applicant would like to see this application forwarded to the ZBA. They have already made their applications to the ZBA. The ZBA wanted to know the Planning Boards opinions on these variances.

Tim Rogers wants the Planning Board to send this information to the ZBA stating that the Planning Board doesn't agree with these variances.

Motion to send an opinion to the ZBA, that the Planning Board feels that the ZBA should reject the sign variance requested by the applicant, is made by Mike Calimano.

2nd by Tim Rogers.

All others present in favor. Motion passed.

Though the applicant has reduced the signage at the request of the Planning Board, the Board members feel that it is still not enough.

Motion to send an opinion to the ZBA, that the Planning Board has no consensus and is neutral on the parking in the front yard variance, is made by Mike Calimano.

2nd by Lyle Nolan.

There is no consensus. Motion failed.

Tim Rogers makes a motion to send an opinion to the ZBA that the PB doesn't agree with parking in the front yard setback variance.

2nd by Peter Muller.

There is no consensus. Motion failed.

Motion to send the opinion to the ZBA that The Planning Board was unable to come up with a recommendation in agreement with granting a variance in the front yard setback; there were 2 neutral votes and two votes in favor of not granting this variance is made by Tim Rogers.

2nd by Peter Muller.

All others present in favor. Motion passed.

OLD BUSINESS

None

ADMINISTRATIVE DISCUSSION

Motion to approve the Notice of Affirmation of Lead Agency for Wilmore, is made by Mike Calimano.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Mike Calimano discusses various training opportunities for the Planning Board members.

Mike Calimano states how they received the final draft of the Wildberry Lodge scoping document. He would like the Board members to review this document, and be ready to address it at the September 22 Planning Board meeting.

Ross Winglovits states how they already had the public hearing, and they understand that the public now has the right to view this document, as it does address the public comment.

Ross Winglovits goes over this document that was submitted this afternoon, as well as the changes from the draft document.

Motion to adjourn the meeting is made by Mike Calimano.
2nd by Lagusta Yearwood.
All others present in favor. Motion approved.

Meeting adjourned at 8:30 pm.

These minutes respectfully submitted by Kelly O'Donnell