

Town of New Paltz Planning Board

FINAL Minutes

October 27, 2014

Agenda:

PB 2014-14, Diamond Car Wash, 426 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, Peter Muller, Lyle Nolan, Adele Ruger, Tim Rogers, Tom Powers

Board Member(s) absent: Lagusta Yearwood

Chairman Calimano called the meeting to order at 7:02 pm.

MINUTES

October 15, 2014 minutes presented.

Motion to approve the minutes, with noted changes, is made by Lyle Nolan.

2nd by Adele Ruger.

All others present in favor. Motion passed.

PUBLIC HEARINGS

None

CONCEPTUAL REVIEWS

None

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

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

Justin Dates of Maser Consulting and Charlie Badzylo come before the Board to discuss their application. Dave Clouser hands out a review memo of their latest submission. He goes over with the Board details of his latest review.

Justin Dates notes that due to the grade of the property and the road elevation, they will not require a height variance for their sign. He notes that they were before the ZBA, and they set a public hearing for November. They have also made arrangements for ZBA members to go on a site walk.

Dave Clouser continues to go over his review notes. Tim Rogers wants to discuss the need for a full environmental review. Mike Calimano states that we need to continue our review in order to determine whether this project warrants that. The SEQRA form itself covers most of these topics. Tim Rogers would like to go through the form topic by topic. George Lithco states that we are still in the process of gathering information.

Dave Clouser states that according to the DEC there are no wetlands on this parcel. Tim Rogers has concerns with regards to surrounding wetland's, and where storm water may actually go. There is continued discussion on the distinction between federal and town wetlands. Justin Dates states that soil testing is on the plans.

Dave Clouser states that GML 239 referral be added, and that page B-2 of the plans be revised to show the removal of the additional pads which were just shown on the conceptual plan for generic site planning purposes, and not intended or proposed by the applicant as actual building sites.

There is discussion on the Bike/Ped committee's recommendation memo. The Planning Board would like to see these items addressed. It is noted that N. Putt Corners Road is a county road, and the town has no jurisdiction. It is also noted that there is concern about the feasibility of asking an applicant to undertake work, such as the continuation of a sidewalk, on someone else's property. Mike Calimano notes that a lot of these are site plan issues.

There is a conversation on how we need to know what the county's ideas are for this road with regards to the rail trail etc., in order that this can be accommodated in the site plan. Justin Dates notes that this future trail is noted on the site plan.

Tim Rogers has questions on how this leads us to a scoping document. George Lithco states that we would first need to make a positive impact declaration using SEQRA. There is a coordinated review going on with the ZBA, similar to the process that took place with the Hampton Inn Site. In that case, the ZBA opened a public hearing to receive public comment and then provide feedback to the applicant that resulted in substantial changes to the site plan. The applicant then went through SEQRA review with the Planning Board. Once the Planning Board completed its SEQRA review of the Hampton Inn project, the ZBA was able to take action on the requested variance, and the Planning Board then completed its site plan review. In such circumstances, it may be appropriate for the ZBA to open its

public hearing before the Planning Board makes a determination of significance for SEQRA, and then continue its hearing until the Planning Board concludes SEQRA. There is continues discussion on this process.

Charlie Badzylo states that at only 5.6 acres, he feels that this project doesn't really require a full EIS.

There is a conversation on segmentation, and from a development point of view, this is not segmentation per say. This is an approval for one building on one site.

Tim Rogers asks the applicant if they want to do a full EIS. Charlie Badzylo states that a project of this size does not require a full EIS. There is continued discussion on doing an EIS. Justin Dates states that a full EAF addresses most of the items in an EIS. And the Town's consultants are using the EAF as a model to identify areas of impact.

Mike Calimano states that the Board is not at a stage yet where it can make a SEQRA determination, as we are still gathering information on areas of significance. George Lithco notes that there is an EAF workbook that helps to give some reference points to guide them in what areas really need to be vetted out and that it might be helpful to review that document at a future meeting. Dave Clouser notes that you usually always look at traffic, wetlands, water and sewer for most projects.

Tom Powers noted that there was an issue regarding salt levels in wells in the vicinity of this project, and questions what would happen if they could not get potable water at that site. Dave Clouser states that this would be looked at by the UCHD.

Tim Rogers wants to know what topics the Board will not be looking at. Dave Clouser doesn't feel that storm water is an issue at this site. Well and Septic issues are up to the review and approval of the UCHD. He also states that there are no wetlands on this site. Mike Calimano states that there would be no archeological or endangered species issues. It is noted that there is a house on the site, and that there was at some point a well and septic on the site as well.

Dave Clouser's main concerns are with traffic issues.

There is a discussion on the letter from the DOT, with regards to all of their recommendations.

Dave Clouser mentions the TIS (traffic impact study), and that this really needs to be updated. The numbers are old, and it still mentions the filling station.

There is a discussion on needing hard numbers with regards to trip generation. Dave Clouser states that when we get an updated traffic report, that we will need to get this to the UCPB, as well as the DOT, and Creighton Manning. He mentions that they will need to provide cut sheets on the lighting.

Dave Clouser continues to go over his memo comments. There is discussion on parking, the width of the drive-thru aisles, overhead lines, truck traffic, storm water, etc.

Mike Calimano states that this is a good start to more items that need to be clarified on the plans, especially with regards to the DOT. He would like to see something back on the site plan with regards to these issues. It is suggested that they provide some soil testing to prove that there are no issues with this site being wet. Justin Dates mentions that they will put together letter addressing all of the points

brought up by the Bike/Ped committee, as well as the items from Dave Clouser's memo that need to be addressed.

APPLICATION REVIEWS

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

No one is there to represent the applicant.

OLD BUSINESS

None

ADMINISTRATIVE DISCUSSION

George Lithco discusses the proposed Solar Zoning Amendment that is currently being worked on. This began with an inquiry by White Duck Farm about using their vacant property in the flood plain for a large "utility scale" solar farm. The initial draft zoning he circulated for solar energy facilities was modeled after another Towns code. There is discussion on converting agricultural land into another use. His recommendation is to adopt a three tier approach: an overlay district for utility scale projects, similar to the overlay zone for the L-I zone. For large projects, the code might be developed in a manner that streamlines the process, as in the Simplified Site Plan procedure, provided that the installation does not affect the appearance of the site or create off-site impacts. The final segment would be to specifically allow solar energy installations on residential and commercial buildings without site plan review, provided that they are accessory structures designed to produce energy for the primary structure. Mike Calimano will contact Central Hudson and get some information on rates for purchasing solar. George Lithco will continue to work on this code amendment.

November 10 is the next meeting. There is only one meeting in December.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Peter Muller.

All others present in favor. Motion approved.

Meeting adjourned at 8:42.

These minutes respectfully submitted by Kelly O'Donnell