

Town of New Paltz Planning Board

FINAL Minutes

April 27, 2015

Agenda:

PB 2014-04, Mohonk Preserve, Mtn. Rest Rd., Site Plan
PB 2014-25, Mohonk Preserve, Mtn. Rest Rd., Subdivision
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, Tom Powers

Board Member(s) absent: Lagusta Yearwood, Amy Cohen

Chairman Calimano called the meeting to order at 7:04 pm.

MINUTES

The April 13, 2015 minutes are presented. Motion to approve the minutes is made by Adele Ruger. 2nd by Peter Muller.

All others present in favor. Motion passed.

FREE CONCEPTUAL REVIEWS

None

PUBLIC HEARINGS

None

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

Stan Altman, New Paltz resident, comes before the Board to express his concerns with regards to the Mohonk Preserve application. He is President of the Concerned Citizens of the Shawangunks. He shows a map that shows the preserve and OSI lands. He submits written comments for the Board as well. He would like to see a full EIS preformed. He feels there is missing information in the reports submitted by the applicant.

Larry Baddendyke, New Paltz resident, reads a report based on the applicants archaeological report. He feels it is a segmented report. He feels the entire parcel should have an archaeological review.

Andi Weiss-Bartzyck, Gardiner resident, speaks to the Board about her concerns with regards to drainage and water issues with this project, and possible contamination of already contaminated waters. She would like to see a full EIS.

Erwin Sperber, Gardiner resident, speaks to the Board with regards to his concerns on the Mohonk Preserve application. He feels that much of the documentation submitted by the applicant is incomplete. He discusses the concerns that were reiterated by the ENCB, especially with regards to air pollution and traffic.

Charles Rose, New Paltz resident, would like to formally like to ask the Board to make a positive declaration under SEQRA. He submits written comments to the Board as well. A positive declaration will allow a scoping session to move forward. He is concerned with the development of Wildberry Lodge, and the expansion of the Mohonk Mountain house, will make for extremely large changes to the landscape of our town.

Harry Ellis, New Paltz resident, comes before the Board to discuss his support of the Mohonk Preserve project. The parking lot will provide convenience and safety. The Gatehouse is an already existing building. He feels the alternative, which is parking along Butternut Road, Gatehouse Rd. and Route 299, etc. is much more dangerous. He discusses the Carmine Liberta Bridge that is being renovated. This is an opportunity to make it larger, as well to help to create a bypass. This is a good opportunity to help with traffic. The Mohonk Preserve is the icon of our community, we need to support them.

Chris Ulrich, New Paltz resident, comes before the Board to discuss his concerns with the Mohonk Preserve project. He too would like to see a full EIS. He has many concerns with the traffic congestion that this project will create and make worse.

Michael Zierler, New Paltz resident, speaks to the Board with regards to his concerns about the proposed CVS project. He has many concerns with the traffic studies done on this intersection. This is a high accident location. He discusses the DEIS done for the Woodland Ponds project, and how traffic has

become worse after this project. He points out that all of the Town's First Responders are along this corridor... police, fire and rescue squad all need to utilize this intersection.

Julie Lillis wants to comment on her concerns with regards to the proposed CVS. She started an online petition of people against this proposed application. She has received 339 signatures to date, and gotten many comments that she will be submitting. She has yet to find anyone in support of this project. Her concerns include traffic, the size of the store, as well as the fact that she feels the traffic report is incomplete. She wants to request a full EIS.

Doug Gilmore, New Paltz resident, speaks to the Board with his concerns over the Mohonk Preserve application. He states how he was late to the meeting because there was a two car accident by the Gate House, and the road was closed. This just highlights the traffic issues that already exist. This is a huge project. There will be additional traffic from buses, cars, trucks, horse carriages, etc. This project just keeps growing. He is concerned about what may come next. This is supposed to preserve.

Stana Weisburd, New Paltz resident, speaks to the Board about her concerns with the CVS application. She feels that this is an already dangerous intersection, especially with regards to our school children. She also discusses her concerns with regards to issues within the CVS corporation, and how they are currently having wage issues with their current employees.

Mike Calimano closes the public comment section of the meeting. He states that there is a scheduled public hearing for the CVS application in May, and that one will be set in the near future for the Mohonk Preserve.

APPLICATION REVIEWS

PB 2014-04, Mohonk Preserve, Mtn. Rest Rd., Site Plan

PB 2014-25, Mohonk Preserve, Mtn. Rest Rd., Subdivision

Peter Karis, Ted Kolankowski, Patti Brooks, Mike Moriello and Glean Hoagland come before the Board with regards to their applications. Dave Clouser goes over his review memo, dated April 24, 2015, with regards to the applicant's recent submissions. In summary, he encourages more detail.

Mike Calimano states that once we can get enough detail, we can schedule a public hearing. This does push SEQRA out further, but it makes it easier in the end.

Lyle Nolan feels that they should have a third party for monitoring. Mike Moriello questions this, is the Board requesting that they hire someone else to do this. Lyle Nolan just feels that third party monitoring gives the applicant more plausibility.

The Notice of Lead Agency has been circulated. It is now the close of the 30 day window, and there were no objections. Mike Calimano states that the Planning Board is now officially the Lead Agency for these applications.

There is a discussion on the requests for waivers. George Lithco has written a draft. There is a need for these waivers, as these are the things that will not be part of the review. These waivers can be approved, and they can also be withdrawn, if later on in the review it is found that things have changed.

There is continued discussion on these waiver requests with regards to drainage. Patti Brooks states that all culverts and drainage will be certified where it is noted that there will be changes or disturbances. Town Code states that this is up to the Town Engineer to determine what needs to be shown.

Motion to approve the Resolution of Site Plan Waivers is made by Lyle Nolan.

2nd by Mike Calimano.

All others present in favor. Motion passed.

Ken Wersted of Creighton Manning discusses his firm's independent review of the applicant's traffic study, as noted in their review memo dated April 24, 2015.

There is a conversation on what happens when the lots are full. Glen Hoagland states that they re-direct traffic to other venues, they do not stack the traffic. It becomes a one in and one out issue. These lots are all in radio contact with each other. They let people know what, if any lots, have parking availability.

Adele Ruger questions whether they have ever thought about busing people from the Thruway. Glen Hoagland states that would need to address this with UCAT, etc. She then suggests that they possibly get their own busing. They also have been discussing the ability to work with Wildberry Lodge, and having their shuttle bring people to Minnewaska, with stops at the Gate House, etc.

Tom Powers question's the horse trailers. Peter Karis states that horses can ride on all preserve trails. The Preserve can't stop people from taking their horses on the roads. Glen Hoagland states that they are very interested in doing what is best for surrounding neighbors.

Ken Wersted continues to discuss his review memo. Peter Karis is hoping that the fencing along the roads will discourage parking along the roadsides. The Rangers will also monitor this. There is continued discussion on the estimated numbers of cars in and out. There is a discussion on the easement along Route 299 near Jacob's Lane.

Tom Powers questions how they plan on handling parking along the roadside near the Gate House. Peter Karis states that they will be realigning the intersection with Lenape Lane, as well as plantings, and land reclaiming.

Ken Wersted discusses the traffic counts, and how they included the new camp ground. Mike Calimano states the need for this further detail as discussed.

Peter Karis states how he would really like to encourage the Planning Board members to do a site walk, as now is the best time of the year to get a full visual impact without the leaves. Mike Calimano agrees to try to get a few dates together that would work for the members, even if it needs to be done in two separate visits. Mike Moriello would prefer that there are no more than three members at a time, so as to avoid it appearing to be a meeting with a quorum. Mike Calimano states that no actions will be taken at these site visits.

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

Charlie Badzylo, Justin Dates, Richard D'Andrea and Phil Greely of Maser Consulting come before the Board to discuss the Trans-Hudson Mgt./CVS application.

Ken Wersted of Creighton Manning goes over his firm's comments, dated March 31, 2015, with regards to the applicant's traffic study.

Justin Dates discusses the grading out of the shoulder for the conceptual bike/rail trail connection. They are not proposing to build this trail, they are simply setting the stage in order for the County to be able to make their proposed connections. They state how they will also be providing a future sidewalk easement along the N. Putt Corners section of the parcel.

There is a brief discussion on the DOT's response to a possible connection for pedestrians. They would provide a landing area on the north side of N. Putt Corners along Route 299. It is not clear whether or not a sidewalk could be continued west on Route 299, as there are steep slopes, and easements would be needed.

Adele Ruger still has concerns with the left hand turn onto N. Putt Corners Road. She can't understand how this will work with the existing traffic back up in this location. Phil Greely discusses the que extensions, as well as signal upgrades, etc. to mitigate back-ups. He goes into further detail on this intersection with regards to the alignment with S. Putt Corners Road. He addresses the traffic counts that were done for all hours. Though traffic has increased, it has not increased as they thought in their studies 10 years ago with regards to Stop N Shop. There is conversation on the DOT requested the bike lane adjacent to the travel lane.

Adele Ruger questions why they can't exit the parcel onto Route 299 heading West to avoid that left onto N. Putt Corners. Phil Greely discusses how this was determined by the State DOT, as they determined that they were in too close proximity to the traffic signal.

Mike Calimano wants further explanation on item 12 on the Creighton Manning review memo. Ken Wersted better explains this with regards to Stop N Shop and Cherry Hill Road. They are looking at improving the actuations with timing changes that are more volume responsive. Mike Calimano would like to see a narrative on this.

Ken Wersted continues to discuss his review memo.

Justin Dates states that they are meeting with the UCPB to further discuss their input and review.

Charlie Badzylo states that as previously requested them to do, they did contact CVS to see how they pick the size of their store. They did give them a letter saying that the reasoning is internally developed. They do extensive reviews and approvals based on research. Justin Dates reads this letter from Christian Potter.

Adele Ruger shows a picture of a CVS that she feels is more aesthetically appealing. It is from Hampton, CT.

Justin Dates shows a visual of a Five Guys restaurant that is the new prototype for development by the chain.

George Lithco mentions that the Hampton Inn had to revise their plans to be more in fitting with the character of the community. Tom Powers states that he feels this is architecturally like a big box look for construction. Justin Dates states how they did revise their plan to make it more appealing based on the Planning Board suggestions. Mike Calimano states how he would like to get away from the flat roof concept.

OLD BUSINESS

None

ADMINISTRATIVE DISCUSSION

There is a discussion on the eventual adoption of the traffic study guidelines for access management by the TIC. This will be re-circulated

Motion to adjourn the meeting is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion approved.

Meeting adjourned at 9:45 pm.

These minutes respectfully submitted by Kelly O'Donnell