

Town of New Paltz Planning Board

FINAL Minutes

May 11, 2015

Agenda:

**PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan**  
**PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes**  
**PB 2015-10, Schain and Co., 70 N. Putt Corners Rd., Site Plan**

**Present:** Dave Clouser, George Lithco, Mike Calimano, Peter Muller, Lyle Nolan, Adele Ruger, Lagusta Yearwood, Amy Cohen, Tom Powers

Board Member(s) absent: None

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

**MINUTES**

The April 27, 2015 minutes are presented. Motion to approve the minutes is made by Adele Ruger.  
2<sup>nd</sup> by Peter Muller.

Amy Cohen abstains.

All others present in favor. Motion passed.

**FREE CONCEPTUAL REVIEWS**

None

## **PUBLIC HEARINGS**

Amy Cohen leaves the meeting.

### **PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes**

Eric Stutt of 8 Cedar Ridge Road speaks about his concerns with regards to this subdivision. He is seeking information on what the end point of this process will be.

Mike Calimano states that the Planning Board usually allows as much time as necessary for applicants to supply them with all needed information in order to deem this a complete application. The Planning Board does not have all of the information it needs in order to complete SEQRA.

Kitty Brown, Town resident, speaks about her concerns with a member being recused, and wonders if an alternate can be appointed. She also discusses her concerns with regards to steep slopes. She also wonders about the ability to use a single shared driveway, as well as wondering if there will be sidewalks. She also would like to see the archeological issues be addressed.

Motion to leave the public hearing open until the June 8, 2015 Planning Board meeting is made by Peter Muller.

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

Amy Cohen returns to the meeting.

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

Justin Dates of Maser Consulting addresses the Board about this application. He discusses the project location.

David Lent, Town resident, thanks the Board members for volunteering. He then expresses his concerns with this application. He addresses a rumor he has heard about the applicant not being the franchise owner of the New Paltz territory. He also wants to be sure there is always enough money in escrow in order to cover the review expenses. He also discusses his concerns with regards to traffic.

Katherine Stewart, Town resident, also thanks the Board for their service. She reads a statement from Susan Blickstein, an Urban Planner, who can't be here tonight. Their concerns include traffic, signage, design, and the need for a full SEQRA review.

Fran Wishnick, Town resident, also agrees that there needs to be a full EIS. The zoning is accurate, but this is the gateway, and needs to be done well. She also has many concerns with the traffic study. The traffic study still addresses the fueling facility, and it is confusing being as though they stated that they were no longer looking at doing a fueling station. She also has concerns with regards to grading and tree removal, as well as the design of the building.

Stana Weisburd, New Paltz resident, reads a letter from Julie Lillis and Michael Zierler. Their statement reflects the many concerns that they have with regards to this application; traffic, clearing and grading, air quality, wetlands, community character, etc.

Jim Littlefoot, Town resident, speaks with regards to his concerns about the traffic counts.

Kitty Brown, Town resident, speaks about her concerns as well as thanks the Planning Board members who volunteer. She also thanks the Town Engineer, Attorney, and Planning Board secretary who keeps the proper information on the website. She believes that the narrative and application should reflect the exact same information in the traffic study. She too wants to see this parcel reviewed by the Town's Wetland's Inspector. She also questions the 87 Motel demolition application, and what if this is just the first step in developing this property as well.

Seth McKee, Duzine Road resident, thanks the Board as well. He speaks about his concerns with regards to this road becoming a cut through for impatient drivers. He has other concerns with the traffic study. He states that so many large projects coming before the Town that also need to be factored in. He also wishes that already vacant sites would be considered before we create new sites.

Mike Russo, Town resident, also thanks the Board for their service. Most speakers before him already spoke about the same concerns that he has. He is hoping to keep the public hearing open, so that more people have time to comment on this application. He believes that this is a really difficult spot for this type of use.

Motion to close the public hearing for the evening is made by Lyle Nolan.

2<sup>nd</sup> by Amy Cohen.

All others present in favor. Motion passed.

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

Kitty Brown asks if it is segmentation to consider the demolition of the 87 Motel, if they originally came before the Board to build an apartment complex.

Lagusta Yearwood states that they have no knowledge of anything they may be doing in the future.

Mike Calimano states how that was their original intent, but with the water and sewer issues, they faced a road block. Now it has become a safety issue, and they are just trying to sure up the site by demolishing the existing buildings.

#### **APPLICATION REVIEWS**

##### **PB 2015-10, Schain and Co., 70 N. Putt Corners Rd., Site Plan**

Sam Dillehay of Alfandre Architecture comes before the Board with Marc Schain to discuss their application before the Board with regards to increasing their office building. The usage is not changing. They are increasing the square footage of the building and the parking.

There is discussion on the use of permeable pavers and bicycle parking.

Mr. Schain states that this is due to the organic growth of the business. His practice has been here for 41 years, and it is still growing. He needs more space.

Dave Clouser doesn't have his review written up yet, but he does have some comments. There is no parking in the front yard set-back, insufficient driveway width, etc. There will need to be UCHD approvals for water and sewer, and where it will be going. This is now an MS-4 community, so this all needs to be looked at.

There is a discussion on run-off and rain gardens that are planned. Dave Clouser also points out some issues with the intensity of the lighting that is being shown.

There is a conversation on issues that need to be addressed in order to deem the application complete. It is noted that this is on a county portion of the road, they would need to speak with Kim Dufrain about enlarging the curb cut.

This application will also need to be referred to the UCPB. Mike Calimano stated that they should address all of the concerns that were addressed tonight, so that it is a more accurate representation of a completed application before this is sent to the UCPB, as they will raise the same issues.

There is a conversation on the fact that this will require a variance from the ZBA.

Dave Clouser also needs a more detailed plan on run-off and drainage numbers now that we are an MS-4 community. This will also require a SWPP. Dave Clouser will write up his memo for the applicant of all of the outstanding issues.

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

Charlie Badzylo, Justin Dates and Richard D'Andrea come before the Board to discuss this application. Mr. Badzylo said he felt nothing new was really raised at the public hearings. Mike Calimano mentions that it wasn't the applicant that suggested getting rid of the right turn slip lane. This was a suggestion of the DOT, to improve the safety of the intersection.

Lagusta Yearwood questions if these suggestions have to be followed.

Tom Powers wonders if the DOT has taken into account the incident of accidents. He feels the DOT should be more involved in modifying this dangerous intersection.

Mike Calimano mentions that the County has many changes to this entire corridor with it's renovation of S. Putt Corners Road.

Lyle Nolan notes that Hampton Inn was the first thing to come before the Board within this area. At that time, they had no future knowledge of the development of this area.

Richard D'Andrea discusses the DOT's comments on their traffic study. They will have to respond to the DOT, as they are looking at the big picture. The DOT didn't include accident information, but they will look into that.

Mike Calimano states how they are really trying to look at the effect of all potential projects and their impacts.

Richard D'Andrea states they have yet to make a formal response to the DOT. They are waiting to hear the concerns of the public, so that everything can be addressed at once.

Adele Ruger mentions the comments of Dave Lent. She would like to see his suggestions looked at.

Lagusta Yearwood questions the comments about the franchise ownership. Charlie Badzylo did not understand this comment. They have a contract to represent CVS with this project.

Lagusta Yearwood questions whether or not the Planning Board should hire an Environmental Consultant to help with the review of this application.

Mr. Badzylo states that there are no wetlands on the site, it is only a 6 acre site. Lagusta Yearwood believes that bio diversity still does need to be looked at. She asks if Hudsonia could be contacted to do a habitat assessment. Mr. Badzylo states that he feels that this is not necessary.

Mr. Badzylo mentions again the fact that this is a 6 acre site that meets the zoning requirements. Most of the other issues are civil engineering issues.

Mike Calimano would like to see a narrative on the grading, site fill, etc. More information is needed on what is being used, how much, and how it is going to occur. The Board does need a better understanding of this aspect of development.

Mike Calimano wonders how the Fire Department and the Rescue Squad navigate this intersection currently, as it is difficult now.

George Lithco wonders if the applicant could get ESO's in the same room, and get some communication going with all of them regarding their concerns with this intersection.

Tom Powers wonders if school bus traffic was considered in this traffic study. Richard D'Andrea states that buses were considered in this analysis.

Lagusta Yearwood asks why they have not considered other spots, such where the Genesis diner was. Mr. Badzylo states that the proposed location is the parcel that the applicant wants to look at.

Justin Dates reviews the architectural rendering. Adele Ruger notes that it still shows a flat roof. Tom Powers questions if this rendering is proportional. Mr. Dates states that it is.

Adele Ruger is still wondering why they are still presenting this look of the building. Charlie Badzylo states that this is how CVS builds them based on their own studies, etc., and that this plan has been modified a lot over the course of this review.

There is a conversation on the ability to keep the public hearing open and for how long. George Lithco states that there is still traffic information that is going to be presented to the DOT by the applicant. The Board should at least keep it open until then so that the public can review this new information. Mike Calimano asks when the Board can expect their response to the DOT, as he would like to keep the hearing open.

Mike Calimano would like to entertain a motion to keep the public hearing open until the May 27, 2015 meeting, and to then accept written comments for 10 days after the close of the public hearing. George Lithco suggests that they also meet with the ESO's before the May 27 meeting. Adele Ruger would like to see the clearing, grading and filling narrative before this date as well. Peter Muller suggests that they present any environmental issues as these will be looked at during SEQRA anyhow.

Motion made by Lagusta Yearwood.

2<sup>nd</sup> by Adele Ruger.

All others present in favor. Motion passed.

#### **OLD BUSINESS**

Mike Calimano discusses the Jewett Farm subdivision timeline with regards to a joint review with the Village on June 8, 2015.

#### **ADMINISTRATIVE DISCUSSION**

Mike Calimano discusses how they are trying to get a focus group together to study the dormitory moratorium, in order that they can give input in the development of this new legal law.

The Village is encouraging Farm based zoning, this topic can be discussed at the joint meeting.

Mike Calimano states that he, Lyle Nolan and Lagusta Yearwood went out on the Mohonk site walk, It was worthwhile, and it took three hours. There is another one scheduled for this Saturday as well. Adele Ruger agrees that it was very helpful.

Motion to adjourn the meeting is made by Mike Calimano.

2<sup>nd</sup> by Amy Cohen.

All others present in favor. Motion approved.

Meeting adjourned at 9:45 pm.

These minutes respectfully submitted by Kelly O'Donnell