

Town of New Paltz Planning Board

FINAL Minutes

July 13, 2015

Agenda:

PB 2015-17, Bloom Gardening, 25 N. Ohioville Rd., Site Plan

Present: George Lithco, Mike Calimano, Peter Muller, Lyle Nolan, Adele Ruger, Lagusta Yearwood, Tom Powers, Ray Lunati

Board Member(s) absent: Amy Cohen

Chairman Calimano called the meeting to order at 7:07 pm.

REVIEW AND APPROVAL OF MINUTES

The June 22, 2015 minutes are presented.

Motion to approve the minutes is made by Lagusta Yearwood.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

The July 7, 2015 minutes are presented. This was a joint public hearing on the Jewett Subdivision held at the Village Hall.

Motion to approve the minutes is made by Peter Muller.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

Chairman Calimano notes that this public hearing will be continued at the July 27 Town Planning Board meeting.

PUBLIC HEARINGS

None

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

Michael Zierler, New Paltz resident, comments on the CVS application with regards to an email that pertains to not removing the slip lane, as well as an alternate plan. He also notes that the third pad on the site is being advertised for lease. He also comments on impervious surfaces, and wanting the Town Board to revise this in the code.

APPLICATION REVIEWS

PB 2015-17, Bloom Gardening, 25 N. Ohioville Rd., Site Plan

Adele Ruger asks to be recused from the review of this application. Ray Lunati, Alternate, sits in for the review of this application.

Lagusta Yearwood questions where Lynn Bowdery is. Chairman Calimano states that Lynn is the alternate for the Wilmorite application, and will no longer be an alternate after that is completed.

Eileen Travis comes before the Board to represent the applicant. She goes over the details of the application, and the fact that this is currently a single family residence, but it is in the Light Industrial zone. She discusses their plans for this site. She then hands out photos showing the site and the surrounding areas. They will be removing the old shed, the fencing, and the old coop as well.

Lagusta Yearwood asks if they will be doing an eco friendly driveway and parking. They are only using gravel, as well as using rain gardens.

Eileen Travis also mentions that in case they need future storage, they are also showing a shed in the rear, on the site plan, as well as a sign in the front.

Ray Lunati questions the two entrances to the parcel. They will be applying to the Highway Superintendent for this, and he will be coming out to determine if they will need drainage. Mr. Lunati also questions if there will be handicapped parking. There is an area that they could place a handicap spot.

George Lithco mentions that they should speak with the Building Inspector about handicapped accessibility.

There is a conversation on all the non-conformities with the lot. There is a discussion on the actual property line being in the middle of the road.

The Town Engineer did do a basic review, but did not yet do an official memo. There will be a forthcoming official memo noting all items that need to be addressed.

Tom Powers asks about the employee parking. Ms. Elkind states that there are only 4 office employees. The rest of the employees would simply be parking, and then hoping into the work trucks. They are not running a lawn mowing business. They design gardens and landscape plans. Clients don't come to the office, they go to the client's sites.

There is a discussion on rain gardens and gravel, sidewalk easements, and getting better numbers for run-off.

Mike Calimano discusses the new site plan requirements for EV charging stations. He asks if they truly need all those parking spaces. Ms. Elkind states that she does, especially during her busy season.

Ray Lunati suggests making the apron less impervious, as it can lead to a mess during the plow season.

It is also noted that they do need to have a bike rack noted on the site plan, and they should adhere to the Bike-Ped Committee suggestions.

The plan should also note the location of the lighting, as well as the detail on the photo-metrics.

As per George Lithco, the parking lot in the side yard is not making the lot more non-conforming. No front yard parking is allowed.

There is a conversation on the erosion control plan.

George Lithco discusses the site plan waivers, and being sure that it includes not having paved parking. He states Town Code Section 140-34.

There is a conversation on the location of other residences. They reference the photos submitted.

Chairman Calimano requests a bit more detail in the narrative, including the seasonality, timing, etc.

Chairman Calimano states that this application does need to go to the UCPB, so the sooner they get the revisions into the Planning Board, the sooner this can be referred to the County.

Eileen Travis discusses the suggestion of Dave Clouser that they do the DEC EAF on-line, and when doing so, it shows there are wetland's on the property. There are no wetlands on this parcel at all. Mike Calimano suggests following up with Dave Clouser on this issue.

OLD BUSINESS

None

ADMINISTRATIVE DISCUSSION

There is a discussion on environmental review procedures with regards to Trans-Hudson Mgt./CVS application. George Lithco addresses the Board on the SEQRA process, with regards to Part II requirements and doing an EIS. There needs to be a determination of significance in order to request the applicant to do an EIS. When reviewing the EAF, it can be reviewed in small portions, saving the more difficult items for later. Lagusta Yearwood would like to see the applicant revise the EAF first. Mike Calimano mentions that he believes that the applicant is currently working on addressing all of the issues that were raised during the public hearings.

Lagusta Yearwood discusses the ex-parte communication that was addressed on June 22. George Lithco agrees that it is not illegal to talk to community members, or applicants, but you can't express an opinion.

There is a conversation about a quorum check for the August 10 meeting.

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

Meeting adjourned at 10:19 pm.

These minutes respectfully submitted by Kelly O'Donnell