

Town of New Paltz Planning Board

FINAL Minutes

July 27, 2015

Agenda:

PB 2015-07, Jewett Family Farms, LLC., Huguenot St., Subdivision
PBC 2015-18, Brooks, 66 Mountain Rest Rd., Free Conceptual Review for Subdivision
PB 2015-17, Bloom Gardening, 25 N. Ohioville Rd., Site Plan
PB 2014-04, Mohonk Preserve, Butternut Rd., Site Plan

Present: George Lithco, Dave Clouser, Mike Calimano, Lyle Nolan, Amy Cohen, Tom Powers, Lagusta Yearwood, Ray Lunati (Alternate)

Board Member(s) absent: Adele Ruger, Peter Muller

Others present: Michael Zierler, Village Planning Board; Liz Harschow, Village Planning Board; John Litton, Village Planning Board; David Gilmour, Village Planner; George Rodenhausen; Kelly O'Donnell; Ryan Birney; Joe Moriello.

Chairman Calimano called the meeting to order at 7:08 pm.

REVIEW AND APPROVAL OF MINUTES

The June 22, 2015 minutes are presented.

Motion to approve the minutes is made by Lyle Nolan.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

JOINT PUBLIC HEARING WITH VILLAGE PLANNING BOARD
PB 2015-07, Jewett Family Farm, LLC, Huguenot St., Subdivision

Motion to open the Town public hearing is made by Lyle Nolan.

2nd Amy Cohen.

All others present from the Town in favor. Motion passed.

Motion to open the Village public hearing is made by Michael Zierler.

2nd by John Litton.

All others present from the Village in favor. Motion passed.

Ray Lunati speaks to the Board about his concerns with this subdivision, and the 2007 Farm Campaign, along with the Wallkill Valley Land Trust Conservation Easement. He shows the agreement that he received from the Wallkill Valley Land Trust. It states that there can be no subdivision. He reads these agreements.

James Leon, New Paltz resident, questions what a farm actually is. Mira and Dakota Miller of Row by Row Farm explain their farming operation intent.

No one else is present to make a comment on this application. Chairman Calimano moves into the review of this application. He reminds the Boards what transpired at the last joint public hearing. There will be no farm worker housing on the site.

Patti Brooks of Brooks and Brooks is present to represent the applicants. She discusses the comments that she received from George Rodenhausen earlier in the day with regards to the trail. The Wallkill Valley Rail Trail has begun to look at this trail connection. They are currently working on the definition of "the edge of the river". Everything must work together.

Mike Calimano asks if any other Board members have comments. Lagusta Yearwood feels it is very cut and dry.

It is noted that this is a Type I under SEQRA, as it is near a historical site. A long EAF must be done.

Motion to declare the Town of New Paltz as Lead Agency is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion passed.

Dave Clouser goes over the long EAF.

1. Yes
2. No
3. No
4. No
5. No
6. No
7. No
8. No
9. No
10. No

11. No
12. No
13. No
14. No
15. Yes
16. Small impact
17. No
18. Small impact for driveway only
19. No
20. No
21. No
22. Yes
23. No
24. Yes
25. No
26. No
27. No
28. No
29. No
30. No
31. No
32. Yes
33. Small impact
34. No
35. Small impact
36. No
37. No
38. No
39. Yes
40. No

Motion to accept a negative declaration for SEQRA was made by Lagusta Yearwood.
2nd by Amy Cohen.

All others present from the Town in favor. Motion passed.

Motion to close the Town public hearing is made by Mike Calimano
2nd by Amy Cohen.

All others present from the Town in favor. Motion passed.

Motion to close the Village public hearing is made by Michael Zierler.
2nd by John Litton.

All others present from the Village in favor. Motion passed.

Motion for preliminary Town approval of the two lot subdivision is made Lyle Nolan.
2nd by Tom Powers.

All others present from the Town in favor. Motion passed.

Motion to grant preliminary approval from the Village Planning Board is made by John Litton.
2nd by Liz Harschow.

All others present from the Village in favor. Motion passed.

Dave Gilmour also states that the Village will want the same notes on their approvals as well.

Patti Brooks asks the Boards to consider waiving final public hearing and granting final approval.

Motion for the Town to waive final public hearing is made by Lyle Nolan.

2nd by Mike Calimano.

All others present from the Town in favor. Motion passed.

Motion for the Village to waive final public hearing is made by John Litton.

2nd by Liz Harschow.

All others present from the Village in favor. Motion passed.

Motion to grant final approval, contingent upon the map notes as discussed, as well as the Village granting their final approvals, is made by Lagusta Yearwood.

2nd by Amy Cohen.

All others present in favor. Motion granted.

Motion to authorize the Town Planning Board Chairman to sign the final engineered maps is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion passes.

Michael Zierler notes that the Village Planning Board Chairman would like to do the final review of this subdivision application at their next meeting on the following Tuesday.

Michael Zierler would also like an agreement that any work that comes before the Planning Board for the front parcel, that the Village is simply notified; and vice versa for the rear lot. Mike Calimano will have counsel look into seeing how some type of official agreement can be drafted. Michael Zierler also states that possibly, in the future, both Boards don't need to jointly review any applications that involve overlapping parcels. Amy Cohen states that she does not support this idea, as the Village Planning Board does not allow for public comment, and that the Town should be involved in all overlapping projects.

CONCEPTUAL REVIEWS AND BRIEFINGS

PBC 2015-08, Brooks, 66 Mountain Rest Rd., Free Conceptual Review for Subdivision

Mr. Brooks comes before the Board to discuss the potential to subdivide this parcel that he just purchased. There would be two lots, one would be 1.5 acres, and the other would be a 9.5 acre lot.

Mike Calimano suggests that possible the 1.5 acre lot be a bit bigger in case something should come up in the future. Mr. Brooks notes that he does not have much room to work, as there is just the right amount of road frontage. It is noted that the side yard lot line does not need to go straight back.

There is discussion on the water shut off for the existing home is on the proposed new lot. George Lithco suggests that something be done about this for future ownership issues.

Lagusta Yearwood questions whether they intend to put in student housing. Mr. Brooks states that he and his wife currently live in the existing house. The plan is to build their home on the proposed new lot, and then sell the existing house when they are done.

Mr. Brooks mentions that he did have the County out to look at the line of sight for the proposed driveway. It is noted that there are no driveways across the street.

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

Andi Weiss-Bartzyk, Gardiner resident, comments on her concerns with regards to the Mohonk Preserve application. She would like to see a full EAF.

Luke Cariola, 6 Jacobs Lane, is for the Mohonk project, he is just opposed to the location of the entrance.

Beth Lace, Vice President of the Shawangunk Runners Club, would like to comment on the fact that during one of their events, there was some parking issues at their event last week. They are accepting responsibility for this, as they were not prepared for the turn out. Next year they will be working with Mohonk to help them with their parking shortage.

Erwin Sperber, Gardiner resident, speaks on his concerns with regards to the Mohonk application.

Kitty Brown, New Paltz resident, speaks on her support of the Mohonk Preserve project. She does have concerns that the Citizens of Shawangunks are spreading false information. The Mohonk Preserve is our community character, and shouldn't require an EIS.

Ron Knapp, New Paltz resident and Mohonk Preserve Board member, he thanks the Planning Board members, as well as the public for their involvement. However, he is dismayed at the incorrect information that continues to show up in the paper and at these open comment sessions. He would like to take a few minutes to de-bunk some of these right now.

Stan Altman, New Paltz resident and President of the Citizens of the Shawangunks, states that they are not a mysterious group, just a concerned group of local residents. He would just like to see a positive declaration for SEQRA.

Larry Badendyke, of 7 Calvin Blvd., reads a letter from C. A. Rodriquez, with regards to his concerns to the Mohonk project. He would just like to see a complete review under SEQRA.

Chairman Calimano states that because this application includes a subdivision, they will be holding a public hearing, and the Board does accept written comments at any time.

APPLICATION REVIEWS

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

Ray Lunati, Alternate, sits in for the review of this application.

Eileen Travis comes before the Board to represent the applicant. Dave Clouser discusses the most recent submittal from the applicant. He did go out and look at the site. Something really needs to be done to be sure that the rain run-off from this parcel doesn't affect neighboring properties. There is also an issue of the DEC not allowing rain gardens to be used in driveways.

George Lithco is reviewing the language for the sidewalk waiver with the Town Board attorney.

Dave Clouser also notes that they will need to move the signage, or seek a variance for the location.

Eileen Travis notes that she did meet with the Highway Superintendent. These details for drainage will need to be part of the site plan. She mentions that she did go out to the site with Brian Drumm from the DEC and he sent an email that he is confident that there are no wetland's within 100' of this parcel.

Mike Calimano notes that this was sent up to the UCPB, and they should have a response back from them in time for the August 24 meeting.

Eileen Travis gives her thanks for the Board getting them on the agenda.

Ray Lunati has some concerns with the 24' wide driveway, he feels it may be excessive. Eileen Travis states that she did it within the Town standards. She is willing to reduce it to 20' wide, they also did reduce the amount of parking in the rear of the site.

PB 2014-04, Mohonk Preserve, Butternut Rd., Site Plan

Ted Kolankowski of Barton and Loguidice comes before the Board with Glen Hoagland of Mohonk Preserve, Mike Moriello and Peter Karis of OSI, to discuss their recent revised submission for site plan.

Glen Hoagland goes over the latest site plan.

Ted Kolankowski would like to point out how they have responded to the public comments, with the revisions and clarifications they have made to their site plan. He reviews the latest revision to the site plan.

Peter Karis comes before the Board to discuss the River to Ridge trail. OSI acquired the Watchtower property back in February. He shows the plans with the newly connected parcels. He states that they will be making a formal application in the near future for this plan.

Lagusta Yearwood has a discussion that she would like to have with the Board. She has been really looking at this application, as it has been before us for years now. She doesn't see this project as needing a full EIS. She also states that she read that the parking here is less than 1% of the total cars in town, she doesn't feel like this mean an overload of pavement.

Mike Calimano states that the subdivision application really needs to be completed first. He feels we have sufficient information to schedule a public hearing for the subdivision application. He would like to do this in September. He would like to go through the public hearing before this is referred to the UCPB, in this way they send up the most complete information.

Motion to hold the public hearing on September 16 is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion passed.

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE DISCUSSION

There is a discussion on the availability of enough members to have a meeting on August 10.

Mike Calimano makes a motion to reschedule LP Builders Public Hearing and the Trans-Hudson Mgt./CVS Public Hearing from August 10 to August 24.

2nd by Lagusta Yearwood.

All others present in favor. Motion passed.

George Lithco notes that the applicants must be in agreement with this. They will be contacted to confirm this with them.

Motion to cancel the August 10 meeting is made by Lagusta Yearwood.

2nd by Mike Calimano.

All others present in favor. Motion passed.

There is a discussion on the current Moratorium on Student Housing. There should be code added that student housing would require a fiscal analysis. These projects would need to meet the IDA's definition of student housing. There is continued conversation on how to best create a code that is not too prescriptive.

There is a discussion on businesses coming forward and using digital signage. There needs to be some type of digital sign zoning. These digital ticker signs are popping up locally all over. Mike Calimano

would like to invite Stacy Delarede, Building Inspector, to get her take and input on these signs. We need to be pro-active with this issue. There is also a conversation on enforcement of these sign codes.

Motion to adjourn the meeting is made by Lyle Nolan.

2nd by Amy Cohen.

All others present in favor. Motion approved.

Meeting adjourned at 10:10 pm.

These minutes respectfully submitted by Kelly O'Donnell