

Town of New Paltz Planning Board

FINAL Minutes

August 24, 2015

Agenda:

**PB 2014-02, LP Builders, 105 Route 208, Subdivision/Steep Slopes**  
**PBC 2013-15, Trans-Hudson Mgt./CVS, N. Putt Corners Rd., Site Plan**  
**PB 2015-17, Bloom Gardening, 25 N. Ohioville Rd., Site Plan**

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

Board Member(s) absent: none

Chairman Calimano called the meeting to order at 7:05 pm.

**REVIEW AND APPROVAL OF MINUTES**

The July 27, 2015 minutes are presented.

Motion to approve the minutes is made by Lyle Nolan.

2<sup>nd</sup> by Peter Muller.

All others present in favor. Motion passed.

**PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS**

**PB 2014-02, LP Builders, 105 Route 208, Subdivision/Site Plan**

Motion to open the public hearing is made by Lagusta Yearwood.

2<sup>nd</sup> by Lyle Nolan.

All in others present in favor. Motion passed.

Mike Calimano states that the applicant's new engineer requested a two month extension on the application. The Board has received nothing new from the applicant.

Kim Garrison of Grant and Lyons, representing Eric Stutt, speaks to the Board and requests that they have enough time to review and comment on anything new that is submitted in the future. She is concerned with the amount of time that this has been being postponed for. She submits a letter for the Board's review.

Motion to close the public hearing for the evening is made by Lyle Nolan.  
2<sup>nd</sup> by Peter Muller.  
All others present in favor. Motion passed.

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

Motion to open the public hearing is made by Peter Muller.  
2<sup>nd</sup> by Lagusta Yearwood.  
All others present in favor. Motion passed.

Tim Rogers and Tom Nyquist come before the Board to discuss their co-authored statement, which was submitted by email earlier in the day. Tim Rogers made some additional comments on the Master Plan. Tom Nyquist discussed this gateway area.

David Porter comes before the Board to discuss his concerns with regards to this project, including traffic, and potential cumulative impacts. He would like to request an EIS.

Susan Blickstein comes before the Board to make a few comments on the fact that there is no new information, and how she has concerns with this being pieced together. She would like to see an EAF and traffic study that includes the third pad site. She wonders why the Board can't just make a positive declaration in SEQRA.

Michael O'Donnell comes before the Board to discuss the sloppiness of the EAF and traffic report, as well as the addition of their marketing of a third pad site, which makes him feel like the applicant has no respect for the public. He would like to see the process paused.

Kevin Borden comes before the Board to discuss his concerns with the slow process of this application. He brings 400 cards that have been signed with comments by local residents.

Ira Margolis comes before the Board to comment on the Village residents wanting the Village to be subsidized by the Town taxpayers. He wants to see what the impact will be on the Town and not the Village.

Ann Gordon, of Woodland Ponds, is here to speak with the Board. They have been here for six years, they are an active community. They bring money into the Town, as well as jobs, and the current pharmacies treat members of their community very well. She has many concerns with the development of this project with regards to the large impacts on traffic.

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)**

None

**APPLICATION REVIEWS**

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

Justin Dates, Charlie Badzylo and Phil Grealy come before the Board to discuss two pieces of information that have come up since the last meeting. They do have revised designs that they received from the architect today. They distribute these new renderings to the Board members.

Amy Cohen mentions that the only architectural change is the peaked roof. Justin Dates states the CVS corporate office did receive the letter from the Planning Board, and was willing to make this change.

They go over the different perspectives of these new renderings.

Tom Powers questions if the power will be run underground. Justin Dates states that the poles will need to remain up along Route 299.

Peter Muller questions the height of the ladder sign. Justin Dates states that it is 14' high measured from the road elevation, which is allowable by code.

Charlie Badzylo states that they are showing the CVS and the Five Guys only. This current project doesn't include a third pad site. Originally the Board had asked to show the full build out, so they did that, though this is not part of the project. That third pad advertising was most likely done by a realtor. That is what they do on behalf of the owner of a parcel. That is how CVS and Five Guys came to this parcel.

Justin Dates goes over the site plan.

Adele Ruger questions the advertising of this third site. The broker is doing it on behalf of someone. She feels that it still needs to be looked at as the largest project it can be. Mr. Badzylo states that they are only looking at approval of these two sites. If they ever wanted to put in a third pad, the process would start all over again.

Mike Calimano discusses that they only need to look at current building infrastructure of the site.

Lagusta Yearwood has some things to discuss with the Board and not the applicant. Mike Calimano wants to finish with the applicant first.

Tom Powers has questions on the elevation of the site with regards to the road. Justin Dates points out on the renderings the level of the site, road and buildings.

Dave Clouser questions if there was any changes to the traffic with moving the driveway location on N. Putt Corners Road. There is a continued discussion on traffic numbers and the DOT's response. They did include traffic from Ohioville to Cherry Hill, as well as the Wildberry Lodge potential traffic. The improvements suggested by the State and County are still part of the plan.

Mike Calimano suggests that they roll all these changes up. He would like to get all of the documentation in order for the public and the Board to have time to review it before the September 28 meeting.

Charlie Badzylo questions if the Board will then close the public hearing. Mike Calimano would like to see the complete revised submission first, in order to have time for everyone to review it.

Lagusta Yearwood would like to discuss the issue of the possibility of the third site. She doesn't see how they can move forward without a revised EAF and traffic study. Adele Ruger agrees, as they are actively looking for a third tenant. There is a continued discussion on this third site and its impacts.

Lagusta Yearwood would like to wait until there is a revised EAF, and that the flow of information catches up, before we continue the public hearing. She would also like to see a revised traffic study to include the third pad site. Mike Calimano mentions that we can ask our consultant to re-examine the numbers based on this third pad site.

George Lithco states that we need to determine what type of business should be considered here. It is agreed for study purposes, to look at it as a bank with office spaces above.

Adel Ruger discusses the architectural design. She feels that they are simply inching their way along. The new changes are still not enough, this is the gateway to the community.

Lagusta Yearwood questions the revised EAF that George Lithco marked up. There is a conversation that this was brought up to simply start a discussion.

Lyle Nolan has concerns with the roof line being pitched, and thus making the building higher, which will have visual impacts.

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

Mike Calimano states that they still have no new information, and with the heavy Board schedule, it might be wise to extend the public hearing until the October 14 meeting, with some type of condition that information must be submitted by the deadline. The submission deadline is September 23.

Motion to continue the public hearing to October 14 , with revised materials needing to be submitted by September 23, is made by Lyle Nolan.

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

Amy Cohen abstains.

All others in favor. Motion passed.

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

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

Elizabeth Elkin comes before the Board to discuss her site plan application. Mike Calimano discusses the recommendations of the UCPB. Elizabeth Elkin discusses that there was a map note added about the storage of materials. She also has a signed easement agreement that was created using George Lithco's suggested language. There is a discussion on this highway and sidewalk easement, and the applicant's concerns.

Lyle Nolan mentions that this easement might impede the future sale of the property. Ms. Elkin doesn't believe that this location will ever be salable as a residence. There is the sewer plant across the street, a nursery down the road, and some type of wood cutting business. It truly is in a commercial area.

There is continued discussion on notes that may want to be added to the site plan, as well as set-backs for signage and storage with regards to the UCPB response.

Motion to declare this as a Type II action under SEQRA is made by Mike Calimano  
2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

Motion to approve the site plan, with the conditions that there be no storage, and a note added for a sidewalk easement , is made by Mike Calimano.

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

All others present in favor. Motion passed.

**OLD BUSINESS**

**PB 2007-18, Rappa/Pony Hill, Horsenden Rd., Subdivision – Extension Request**

Motion to approve a 90 day extension request is made by Mike Calimano.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

**PLANNING BOARD ADMINISTRATIVE DISCUSSION**

There is a discussion on the Shop Rite site plan application, with regards to the UCPB requests.

Mike Calimano states that they will propose some changes, as suggested by Dave Clouser, to the property owners.

There is a discussion on the current Moratorium on Student Housing. The Planning Board needs to develop a generic policy statement. The Board discusses their concerns with regards to PiLOTS, etc. The Board decides that they need to continue to work on this wording.

Mike Calimano discusses a request from Amy Cohen to possibly develop an ad-hoc committee to address architectural reviews. Amy Cohen and Adele Ruger agree to investigate this option. They will ask Ray Lunati if he would like to work with them on this as well.

Motion to adjourn the meeting is made by Mike Calimano.  
2<sup>nd</sup> by Lagusta Yearwood.  
All others present in favor. Motion approved.

Meeting adjourned at 10:10 pm.

These minutes respectfully submitted by Kelly O'Donnell