

Town of New Paltz Planning Board

FINAL Minutes

September 16, 2015

Agenda:

**PB 2014-04, Mohonk Preserve, Route 299, Site Plan**  
**PB 2014-25, Mohonk Preserve, Butternville Rd., Subdivision**  
**PBC 2015-20, OSI, off Route 299 from river to Butternville Rd., River to Ridge Trail, Site Plan**  
**PB 2015-17, Marc Schain, N. Putt Corners Rd., Site Plan**  
**PB 2015-13, Thomas Wanning, 320 Route 32 N., Subdivision**

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

Board Member(s) absent: none

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

**REVIEW AND APPROVAL OF MINUTES**

The August 24, 2015 minutes are presented.

Motion to approve the minutes is made by Lagusta Yearwood.

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

All others present in favor. Motion passed.

**PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS**

**PB 2014-04, Mohonk Preserve, Butternville Rd., Subdivision**

**PB 2014-25, Mohonk Preserve, Route 299, Site Plan**

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

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

All in others present in favor. Motion passed.

Bill Weinstein, resident of New Paltz, comes before the Board as a private citizen to express support of the Mohonk Preserve project.

Mark Hahn, member of GUMBA (Gunks Mountain Biking Association), is here on his own behalf to support this project, especially with respect to biking trails.

Gail Whistance, a Rosendale resident, speaks to the Board about her support of the project; she is also concerned about the inaccurate information that is being published.

Art Stegen, New Paltz resident, speaks to the Board about his support of this project, and his concerns on the false information that is out there.

Harry Ellis, New Paltz resident, speaks to the Board about his support of this project. He is the closest house to the Gatehouse, and he believes it will be safer to have this additional parking.

David Porter, New Paltz resident, speaks to the Board on his concerns with regards to traffic.

Larry Badendyke, New Paltz resident, speaks to the Board about the fact that he would like to see a full EIS.

John Underkoffler, New Paltz resident, speaks to the Board about his concerns with this project. He shows the Board visuals of renderings of how he believes things may look when complete.

Jeff Baker, attorney that represents Citizens of the Shawangunks, feels that this is a Type I action under SEQRA.

Maryetta Schneider reads a statement on behalf of the Huguenot Historical Society. They encourage the support of this project.

Keara O'Dempsey, New Paltz resident, speaks to the Board about the fact that she would like to see this project have a full EIS.

Lou Cariola, New Paltz resident, does support the plan, but he doesn't support a direct entrance into the parking lot on Route 299.

Rich Gottlieb, Highland resident and New Paltz business owner, speaks to the Board about his support of the Mohonk Preserve project.

Michael Clarke, New Paltz resident, speaks to the Board about his support of the Preserve, but he does have concerns with the traffic.

Ron Knapp, New Paltz resident, speaks to the Board on his support of the Mohonk Project. He has concerns about the misinformation that is being put out by some groups.

Peter Kaufman, New Paltz resident, speaks to the Board on behalf of himself and his wife. They support the Mohonk Preserve and this project.

Harry Tabak, New Paltz resident, speaks to the Board about his concerns with this project, including traffic and noise. The gatehouse area is a residential area.

Jean Lerner, Kerhonkson resident, speaks to the Board about her support of this project. She appreciates the flat trails and the accessibility of the Humpo Marsh.

Myriam Bouchard, New Paltz resident, appreciates how the Mohonk Preserve improves the economy for local businesses. There are many benefits from the tourists that come into our community.

Jeff Logan, life-long resident of New Paltz, is speaking as a resident, in support of this project. It allows access while protecting the environment.

Arlene Simon, New Paltz resident, speaks in support of a Positive Declaration and doing a full EIS.

Tonda Highley, New Paltz resident, speaks to the Board about her feelings on this project, and the fact that Mohonk is seeking to make safer conditions. She is thankful that these organizations are protecting these open spaces.

Bob Ottens, New Paltz resident, speaks to the Board about how he appreciates the Preserve and the views. The Preserve has done a great job preserving nature and the wildlife.

Brian Obach, Village of New Paltz resident, believes that this project will not propose serious environmental impacts, and therefore would not require a full EIS.

Harry Ross, New Paltz resident, comes before the Board to comment on the proposal. He feels an EIS is needed. He would like to know if the horse and equestrian parking has been dropped. It is shown on one plan, but not on the latest rendering.

Bruce Simon, New Paltz resident, speaks to the Board about his concerns with the proposed project. He speaks using his knowledge of being an attorney for 55 years.

David Brownstein, New Paltz resident, speaks to the Board about his support of the Mohonk Preserve.

Lynn Bowdery, New Paltz resident, speaks to the Board about how she is impressed with all of the studies that the Preserve has already done. She knows how expensive an EIS is, and can be used to deter and retard developments. However, the Planning Board still does have the ability to work with the applicant and tweak any area that they want to address the concerns of the public.

Kitty Brown, New Paltz resident, speaks to the Board about her support of this project. She addresses some SEQRA areas that the Preserve has done detailed studies on.

Betty Marton, New Paltz resident, speaks to the Board on her concerns on how this project seems to make the lands more restricted.

Seth McKee and his wife Emily, New Paltz residents, speak about the preservation of open space. He supports this plan, and the fact that it helps to control access and move parking off of the roads. The new trail system is also conducive to safe bike traffic.

Barbara Esmark, High Falls resident and Preserve member, speaks to the Board about her support of the project and Mohonk's stewardship over the past 30 years.

Eitan Tabak, New Paltz resident, speaks to the Board on behalf of the residents of Jacobs Lane. He will be handing in a petition. He supports the Preserve, but he doesn't feel that the location of the parking lot on Route 299 is beneficial to area residents.

Dave Caccamo, New Paltz resident, speaks to the Board about his concern about parking along the roads and the traffic.

Irwin Sperber, Gardiner resident, speaks to the Board about his concerns about the Mohonk project.

Anne Finn, Village of New Paltz resident, speaks to the Board about her concerns with removing parking along Lenape Lane.

Matt Logan, New Paltz resident, speaks to the Board about his support for this project. He disagrees with the opposition's dissemination of false information and fear.

Cara Lee, Village of New Paltz resident, and CWOSP member, is here tonight to support the Mohonk Preserve Foothills project. This organization should be commended for their work on open space.

Rebecca Armstrong, Highland resident, speaks to the Board about her concerns with regards to the proposed trailhead parking area. She believes there should be a full EIS.

Andi Weiss Bartczak, Gardiner resident, speaks to the Board about the original sale of this parcel, and how it went from taxable to tax exempt.

Nancy Schiendwind, New Paltz resident, speaks to the Board about her concerns with the size and scope of this project. She feels there should be an EIS.

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

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

All others present in favor. Motion passed.

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

None

## **APPLICATION REVIEWS**

### **PB 2015-20, OSI, N of Rte 299 from River to Buttersville Rd., River to Ridge Trail, Site Plan**

Peter Karris comes before the Board, along with Nina Peek, to present their plans for the River to Ridge Trail. Nina Peek discusses the details of the plans. It is a 3.4 mile multi use recreational trail that will be made of a porous crushed stone surface. She shows the actual trail and crossings on visual boards.

They are requesting that the Board agree to circulate a Notice of Intent to be Lead Agency.

Lyle Nolan questions flooding on the trail. Peter Karis notes that the trails will be excavated so that base and crushed shale surface will be added, and it will surface drain as it does now.

Adele Ruger questions where in the Village the trail is. It is noted that the Village does own a bit of land on the other side of the river.

Lagusta Yearwood questions the use of culverts. Peter Karis points out and describes the three culverts.

Tom Powers questions if the trails will be used in the winter. Peter Karis states that they will be. There is concern on where the Village will dump snow. OSI will be working with them on this.

George Lithco questions whether there will be cross country skiing. Peter Karis states that there will be groomed trails.

There is a discussion on public parking areas. There are existing public parking facilities along the rail trail. And they will be improving the Springtown Road public parking.

This trail does transition onto the Mohonk Foothills, and this information is on the Mohonk Preserve site plan. There is an agreement in place that the River to Ridge trail includes a loop on the Mohonk Preserve, and that will be free.

Amy Cohen questions if the Springtown Parking will be free. It is free now and will continue to be.

There is a conversation on enhanced shoulders along the roads involved. They are finalizing signage locations. The trail will be 10 feet wide.

There are some comments on pesticide use, it is noted that you would be exposed to the same pesticides when traveling along the roadways.

These trails can be accessed by emergency service vehicles. However, these trails will allow for no motorized vehicles.

George Lithco questions whether there will be Rangers who patrol the trails. Peter Karis states that they are talking with Mohonk about this.

Motion to declare the Planning Board as Lead Agency and circulate notice is made by Mike Calimano.  
2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

**PB 2015-17, Marc Schain, N. Putt Corners Rd., Site Plan**

Sam Dillehey and Marc Schain come before the Board to discuss their revised submission. Dave Clouser goes over his review of this submission.

There is a discussion on gross floor area, with regards to the number of parking spaces.

George Lithco discusses the idea of using reserve parking spaces. Sam Dillehey then has concerns with reserve storm water calculations.

There is a continued conversation on determining parking spaces. George Lithco mentions that the Building Inspector might want to be consulted. After that they could determine if the site plan is good, and move the plan forward.

There is a discussion on all of the items that are missing on the site plan. These items need to put on the site plan.

Lagusta Yearwood would like to see the Board get the review memos earlier so that they do not have to read them at the meeting. Mike Calimano states that there is benefit to having dialog at a meeting instead of putting it off to a later date.

George Lithco states that floor area does include basement space as defined in the code.

George Lithco also mentions that Dave Clouser stated that this did need to go the Thruway Authority and the UCPB, but we would need a revised PDF of the corrected site plans.

Dave Clouser mentions that since it is below the one acre threshold it won't go to the DEC. There was correspondence from a neighbor that there are drainage issues. The rain gardens will then become an issue, because it is not technically allowed for this project, or for parking lot run-off.

Sam Dillehay goes over other details of Dave Clouser's review, so that he can have clarification in order to address his engineer.

George Lithco states that this is an unlisted action, which doesn't require a coordinated review, but there is the ZBA and the UCPB involved. He wonders if it is best to do a coordinated review, and make the SEQRA determination.

The Board agrees to send a recommendation in favor of the proposed front yard parking variance to the ZBA. They will also send this up to the UCPB as soon as they provide a revised site plan showing the proposed changes.

**PB 2015-21, Tim Brooks, Mountain Rest Rd., Subdivision**

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

Tim Brooks comes before the Board to present his plan to the Board. He goes over the details of his proposed subdivision. He did receive his driveway cut approvals from the County Highway Department.

Mr. Brooks notes that the UCHD approvals are on the way.

Dave Clouser notes that they are good plans. The septic and curb cut sight distance should be noted on the plan as well. He notes that he also has to note disturbance areas. This all meets the A1.5 requirements.

There is a conversation on noting the trees above 12" in diameter in the building envelope. He will also need to note the curb cut location, driveway location, well, septic, reserve septic and footprint for proposed house.

It is also noted that the applicant will need to fill out an EAF. They would like the revised submission in for the September 28 meeting so that they can take action and schedule a public hearing.

### **OLD BUSINESS**

#### **PB 2015-13, Thomas Wanning, 320 Route 32 N., Subdivision**

Thomas Wanning is not present.

There is a discussion on the Wanning Subdivision referral to the ZBA. The ZBA has requested a formal recommendation from the Planning Board. It is noted that the issue of a septic being too close to a seasonal pond or ditch would be part of the UCHP Septic approval purview, not the ZBA or the Planning Board. The Board agrees that they will send a positive recommendation to the ZBA, as they feel that a driveway off of Mountain View Place, is better than another curb cut and driveway along this portion of Route 32 N.

### **PLANNING BOARD ADMINISTRATIVE DISCUSSION**

There is a discussion on the Dormitory Moratorium draft legislation. Mike Calimano would like the member's comments back by the next meeting.

There is a discussion on the possibility of changing the Wednesday, October 14 Planning Board meeting to Monday, October 19, 2015.

Motion to move the meeting to October 19, 2015, as well as postponing the LP Builders public hearing to this date, is made by Lagusta Yearwood.

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

All others present in favor. Motion passed.

There is a discussion on the continuation of the Mohonk Preserve Public Hearing.

Motion to continue the Mohonk Preserve public hearing on October 26, 2015 is made by Mike Calimano  
2<sup>nd</sup> by Lagusta Yearwood.  
All others present in favor. Motion passed.

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

Meeting adjourned at 11:27 pm.

These minutes respectfully submitted by Kelly O'Donnell