

Town of New Paltz Planning Board

FINAL Minutes

October 26, 2015

Agenda:

PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butternville Rd., Subdivision
PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan
PBC 2015-20, OSI, off Route 299 from river to Butternville Rd., River to Ridge Trail, Site Plan

Present: George Lithco, Dave Clouser, Mike Calimano, Amy Cohen, Tom Powers, Lagusta Yearwood, Peter Muller

Board Member(s) absent: Adele Ruger, Lyle Nolan

Chairman Calimano called the meeting to order at 7:03 pm.

REVIEW AND APPROVAL OF MINUTES

The October 19, 2015 minutes are presented.

Motion to approve the minutes is made by Amy Cohen.

2nd by Mike Calimano.

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 Lagusta Yearwood.

2nd by Peter Muller.

All in others present in favor. Motion passed.

James Halpern, Town resident, speaks to the Board about his concerns with traffic impacts that will be caused by this project, especially with regards to getting emergency services in and out with all of the traffic.

Ira Margolis, Town resident, speaks to the Board about his concerns with regards to Mohonks past response to helping alleviate the residents tax burden.

Irwin Sperber, Gardiner resident, would like to see this declared a Type I application. He has many concerns with regards to traffic.

Larry Baddendyke, Town resident, reads his comments from the Citizens of the Shawangunks, with regards to the need to do a full EIS on this project.

Rich Gottlieb, Town business owner, speaks to the Board and reads a letter from Paradox sports, the express support for the Mohonk Foothills project.

Lou Cariola, Town resident, speaks to the Board about his concerns regarding Mohonks Plan B from the land asset management report. He has concerns with regards to the traffic in the Route 299 and Gate House Lane "Y" intersection.

Tom Carano, Town resident and Mohonk member, speaks to the Board on his support of this project. He is tired of the misinformation and ambiguities that are being spewed out. He motions that the visual aids brought in by the Citizens of the Shawangunks are not stamped or certified renderings.

Ron Knapp, Town resident and Mohonk Preserve Board member, speaks to the Board in support of the project, especially with regards to traffic concerns. This is a cumulative condition not just caused by Mohonk, but by Minnewaska, etc.

Lee Bell, Town resident, speaks to the Board with regards to her concerns over traffic impacts.

Andy Weiss-Bartczyk, Gardiner resident, speaks to the Board with regards to her concerns to the development, and it needs an EIS.

Ray Lunati, Town resident, speaks to the Board with regards to his concerns over traffic. He would like to see sidewalk easements granted.

Susan Demark, Town resident, speaks to the Board about how she would like to see a full EIS done on this project.

Bill Brovold, Town resident, speaks to the Board about his concerns with this dangerous intersection.

Motion to close the public for the night is made by Amy Cohen.

2nd by Peter Muller.

All others present in favor. Motion passed.

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

Caroline Paulson, self appointed Springtown Road and Floodplain advocate, would like to speak to the Board about the new revisions to the Local Floodplain laws. She presents a visual aid of the properties in this corridor. She is in full support of these proposed changes.

Butch Dener speaks to the Board, he thanks them for their hard work, he paid for the first flag for this community center, and he feels thankful that someone wants to bring back the saying of the pledge. Whatever the Board decides, he is fine with. However, he is extremely offended about the comments that were made with regards to our flag.

Ira Margolis wants to comment of the Pledge of Allegiance. It isn't mandatory, and people have the right to opt out. However, we do have the right to free speech, so this is something where people who want to say it, should be able to say it.

Stana Weissburd, Village resident, does respect the things the flag stands for, she feels that when the pledge is said, for those who don't want to make a pledge, it puts them into a bad position.

Ray Lunati, Town resident, speaks to the Board on the floodplain law revisions. He feels that these amendments were drawn up by a very qualified individual, Stacy Delarede the Town's Building Inspector, and the Planning Board should support them.

Kitty Brown, Town resident, speaks to the Board about her concerns with making these changes to the local floodplain laws. She feels it is successful as it is.

Bob Gabrielli, Town resident from Dug Road, speaks to the Board in the hopes that they will support the proposed changes to the Town's Floodplain laws. The FEMA guidelines that were just quoted, are just that, guidelines. In essence these standards are enforced by the State DEC.

Julie Seyfert-Lillis, Town resident, speaks to the Board about how she feels that the CVS project needs a full EIS.

APPLICATION REVIEWS**PB 2014-04, Mohonk Preserve, Rte 299, Site Plan****PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision**

Mike Calimano asks Glen Hoagland to present their actual project visuals. Glen Hoagland goes over all of the visuals, and discusses each of the areas where there are any proposed structures and/or changes.

Ted Kolankowski speaks to the Board about the actual landscape architecture part of the proposal.

Mike Calimano states that they propose to start looking through the Part II of the EAF to determine the level of significance.

Tom Powers questions how parking will be controlled at the Testimonial Gatehouse. They are going to turn that to a "T", and landscape it, so there will be staff access, but there will be no parking. Glacial rocks will be placed like bollards to prevent parking in that area. Mike Calimano would also like to speak to Chris Marx about the access to Gatehouse Road in this area.

Tom Powers also asks about drainage leaving the site. Ted Kolankowski discusses the proposed drainage swales and bio retention areas. Tom Powers questions where they see the wildlife migrating to when they place this parking lot in this area. Mr. Kolankowski states that the Preserve did have this looked at. There are no endangered species. Glen Hoagland notes that this is only a 1.4 acres of disturbance. The wildlife in that area are already used to the current use as it stands today. There will still be plenty of room for the wildlife.

Lagusta Yearwood questions what the Plan B is that people are speaking of is? Mike Moriello notes that this is not part of the project, it was part of the land asset management plan. Mike Calimano notes that Plan B would require major work on Gatehouse Road. Lagusta Yearwood agrees that this needs to be discussed, as well as reducing the speed limit. This could be a request from the Town Board to the DOT. Lagusta Yearwood also questions the use of this area for parties and weddings. She would like to see their policy on this, as this needs to be made more clear.

Tom Powers asks if they have evening programs. Glen Hoagland states that they do have some evening programs, but no overnight events. The Testimonial Gatehouse will be a day use area only.

There is a conversation on memberships, parking and day fees.

Amy Cohen questions that they stated there was parking for school buses. She is wondering if they would have tour buses. Glen Hoagland states that they do have tour buses that inadvertently pull in, though they do not take tour reservations. She would also like to see something in writing with regards to the use of this property not being for weddings and catered affairs.

There is a discussion on school field trips and the schools being served.

There is a conversation on the policing of this area with park rangers. There will be greeters as well as rangers. There will be added hours and new jobs added.

Amy Cohen mentions that they may want to consider the Preserve giving back from the admissions. The Town has financial needs with regards to services. Glen Hoagland notes that the Preserve does give back something to all Towns that they are in, but they can't just give cash to a general fund. He also notes that there were no emergency services calls to the Preserve last year, and none yet for 2015.

The Planning Board begins their review of Part II of the EAF. Bill Rhode walks the Board members through Part II of the EAF starting with question 2, there is no impact. There are no impacts on item #4 or #6 as well. Item #9 is reviewed next. There are no impacts with regards to aesthetics. There is a discussion on hunting. The applicant will present a hunting plan that they currently have in place. This is done to balance the ecosystem. Item #11 is reviewed next, there are no impacts here either. Item #12 is reviewed, there are no environmentally critical areas. Item #14 and #15 have no impacts either. Item #16 is reviewed next and found to have no impacts. There is a discussion on a farm dump and two petroleum tanks that were remediated, and the Preserve does have DEC certificates that they will provide. Item #17 is reviewed next, and no impacts are found.

Mike Calimano would like to suggest that the following sections be reviewed at the next meeting: Questions 1, 3, 5, 10 and 13.

Lagusta Yearwood questions the parking ban on Butterville Rd. Mike Calimano states that this is a Town issue.

Motion to continue the public hearing to the November 9 meeting is made by Mike Calimano.
2nd by Lagusta Yearwood.
All others present in favor. Motion passed.

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

The Planning Board begins their review of Part II of the EAF. Chairman Calimano would like to review questions 1, 3, 4 and 7.

Dave Clouser begins with the review of Part II of the EAF. There are minimal impacts in question #1, but it should be looked at more closely as there are other impacts here.

Question #3 is reviewed next, and there is a discussion on the fact that there is not an official vernal pool on this site as per our Wetland's Inspector. Norbert Quenzer did address these issues in an email that Dave Clouser has. This will be distributed to the Board members as it was just received this afternoon. There is a discussion on the Mill Brook Preserve Watershed Plan, and how this need to be addressed in part III.

There is a conversation on the possible presence of the Indiana Bat, and the fact that it is suggested by the Wetland's Inspector that trees only be removed during a certain period during the year. This needs some clarification from Mr. Quenzer.

There is a conversation on the use of pesticides, and that this information will need to be submitted by the landscapers, so that it can be monitored by the Town. An annual plan will need to be submitted. This is a big issue that will be coming up in the future with other projects.

Mike Calimano notes that at the next meeting he would like to review questions 9, 13, 14, 15, 17 and 18.

OLD BUSINESS

PB 2015-20, OSI, Rte 299 W, Site Plan – Lead Agency Status

Motion to declare Lead Agency is made by Mike Calimano.
2nd by Amy Cohen.
All others present in favor. Motion passed.

Nina Peek speaks to the Board and lets them know that they did meet with the Town's Wetlands Inspector, and they are addressing the comments made by Dave Clouser. They will be ready for the next meeting that they can be on the agenda.

Mike Calimano states that they also need to deal with the subdivision on Butterville Road as it affects this plan. This will be on the November 23 agenda.

PLANNING BOARD ADMINISTRATIVE DISCUSSION

There is a continued discussion on the Floodplains Law revisions. Lagusta Yearwood would like more time to review this. Amy Cohen feels strongly about voting on this tonight, as this is a serious facing town residents right now, and the Town Board needs the Planning Boards comments. Lagusta Yearwood just does not feel informed enough at this point. Amy Cohen feels that we should at least vote on the two topics that don't involve subdivision.

Lagusta Yearwood discloses that she owns property on Dug Road. Amy Cohen notes that she is the democratic representative for the residents in this area.

George Lithco notes that there could also be subdivision requirements that could be addressed when a subdivision application is made. With regards to emergency service responders gaining access to these potential subdivision parcels, the providers should be provided with this information so that they can make an assessment on access.

There is a continued discussion on Town Code Section 82 and the proposed changes. Mike Calimano would like to send a comment to the Town Board with regards to this section, and ask why the measurements were removed. The Board just wants to be sure they are not creating more lots with issues over there.

Amy Cohen would like to make a motion to vote on Section 82 and 140, and table the subdivision changes to a later date, and send this in writing to the Town Board.

2nd by Mike Calimano, with the caveat that the Town addresses the removal of the 1.5 and .5 foot measurements, and tabling the subdivision (Section 121) changes to a later date.

All others present in favor. Motion passed.

There is a discussion on the resolution for PB 2014-08, New Paltz Properties/Shop Rite, Site Plan. George Lithco circulated the Resolution this afternoon.

Motion to authorize the Chairman to sign the site plan when the resolution is filed, all fees are paid, and the bond is deposited with the Town, is made by Amy Cohen.

2nd by Peter Muller.

All others present in favor. Motion passed.

Amy Cohen would like to have a discussion on the Pledge at the next meeting that all members will be present.

There is a discussion on the resolution for PB 2012-03, Hidden Ridge/87 Motel, Demo Site Plan. The Resolution was written, and when signed and the bond is deposited, he will be all set to apply for his demo permit with the Building Department.

Mike Calimano states that Mayor Rogers is looking for a Planning Board member to sit on the committee to help steer a joint comprehensive master plan. If anyone is interested, please let him know.

Motion to adjourn the meeting is made by Mike Calimano.
2nd by Tom Powers.
All others present in favor. Motion approved.

Meeting adjourned at 11:05 pm.

These minutes respectfully submitted by Kelly O'Donnell