

Town of New Paltz Planning Board

FINAL Minutes

February 22, 2016

Workshop Agenda:

PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision
PB 2013-15, Trans-Hudson Mgt./CVS, 12 N. Putt Corners Rd., Site Plan PB 2014-02,
LP Builders, 105 Route 208, Subdivision/Steep Slopes

Present: George Lithco, Dave Clouser, Mike Calimano, Lyle Nolan, Tom Powers, Amy Cohen, Lagusta Yearwood, Michael Zierler

Board Member(s) absent: Adele Ruger

Others Present: Carol Knapp, Rhode Engineering; Ken Wersted, Creighton Manning; Chris Marx, Highway Superintendent

Chairman Calimano called the meeting to order at 7:00 pm. He explains how this will be a workshop meeting. The Board will not take action on any application tonight, but it will review the submitted materials and determine if the board members have concerns that should be addressed, and discuss whether the members share a consensus on the applications under review. He explains how he would like to see the order of discussion go.

REVIEW AND APPROVAL OF MINUTES

The February 8, 2016 minutes are presented.

Motion to approve the minutes is made by Lyle Nolan.

2nd by Lagusta Yearwood.

George Lithco points out a change/correction that he would like to be made.

All others present in favor. Motion passed.

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

None

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

None

APPLICATION REVIEWS

None

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE DISCUSSION

PB 2014-04, Mohonk Preserve, Route 299, Site Plan

PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision

Mike Calimano notes that he would like to go through the draft EAF by section, and get modifications from Board members. They will not be word-crafting the document tonight. They will review in order of the Table of Contents.

Land: Michael Zierler would like to see all structures specifically identified in the EAF.

Surface water: Michael Zierler states that he has used the helical pier system, and it is impressive with minimal impacts, it is a good system that they are proposing over the Humpo Marsh. One is currently in use in the Nyquist Sanctuary property as well as along the rail trail. These don't require any heavy equipment. This should be noted in this section.

Groundwater: no comments

Flooding: no comments

Air: no comments

Plants and Animals: Discussion on migration patterns, hibernation and nesting season, and working around these parameters. George Lithco notes that clearing specifications should be added to this section.

Agricultural Resources: no comments

Aesthetic Resources: Mike Calimano would like to see this section sent to the HPC just for them to look at. Michael Zierler discusses the importance of reviewing the visual impacts during site plan review.

Historical and Archeological Resources: Mike Calimano would like the summer house defined up front, as this is the first time it is mentioned.

Open Space and Recreation: no comments

Critical Environmental Areas: no comments

Transportation: Mike Calimano notes that Chris Marx has been out to the intersection of Gatehouse Road on several occasions. Chris Marx states how he has looked at ways to re-align this intersection. He goes over some of these ideas, and what he feels in the best option. He mentions how he did paint some scenarios on the roads today so they could physically drive it. He shows the Board members a visual. He will make this available to them electronically. There is a discussion on the parking on Butterville Road as well as the possibility of signing the bridge underpass as a one lane underpass.

Energy: Mike Calimano mentions a change to line 8 with regards to kilo watts.

Noise, Odor and Light: Mike Calimano notes that lighting will be off one hour after closing. George Lithco wants to point out to the Board lines 21-23 with regards to events. Glen Hoagland goes over typical Preserve events. They will only be preserve mission events. Mike Calimano states that they Board will need to look at this more closely.

Human Health: no comments

Consistency with Community Plans: Michael Zierler comments on the narrative here with regards to the 857 acres, and not being able to separate the areas. There is a discussion on consistency with community plans and zoning. Tom Powers questions parking in an A-3 zone. George Lithco mentions that this is an allowed use in the zone, and the parking is an accessory use to an allowed principle use. There is a discussion on the restrictions of the hillside lot subdivision. Glen Hoagland states that he will provide this list of restrictions to the Board members. These will be part of the site plan, but they will also be map notes on the final subdivision plans as well.

Consistency with Community Character: Lagusta Yearwood discusses some items with regards to parking along the roadways. It is noted that there is now a free 1.5 mile loop on the Preserve. There is a section that refers to the foothills that needs to be stricken.

Mike Calimano would like the Board members to review the Transportation section for the meeting on March 14, and to send any comments in before then if possible. There is a discussion on continuing to work on drafting a proposal to the Town Board to petition to reduce the speed limit in this area, but

Chairman Calimano has not been able to get a hold of the County Transportation department for their comments. There will also be a continuation of the public hearing on March 14.

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

Mike Calimano states how he would like to review this draft EAF part 3 in the same way as the Board just reviewed the Mohonk Preserve EAF above. He would like to highlight the areas of disagreement first, and then go back to them.

Impact on Land: There are several issues here including segmentation. Mike Calimano will get together a draft of why he feels that this is not segmentation. The Board can review that and then go from there at the next meeting. Lagusta Yearwood feels that this proposal is a huge impact on the land. Mike Calimano notes that this needs to be looked at through SEQRA. Michael Zierler discusses vegetation and habitat. Dave Clouser notes that it is mentioned in another section, as it is not a threshold that can be checked. George Lithco notes that there needs to be a reasonable explanation and you can use small, moderate and large with regards to impacts. Dave Clouser discusses sound drops with regards to noise levels. There is also a conversation on the landscaping plan proposed. It would be part of the site plan as well. Lagusta Yearwood would still like to see the existing trees mapped. Michael Zierler again questions the clearing of the site with regards to the landscape plans that were proposed. If the applicant does lower the site, this will change the landscape plan.

Michael Zierler discusses how he would prefer to edit a word document. There is a conversation on how multiple edits makes it harder to track changes. Lagusta Yearwood does like a searchable PDF document. There is a continued conversation on how best to review, make changes and track the versions. Dave Clouser will send out a clean word document, so it can be marked up by the Board with colors.

Impacts on service water and ground water: There is a brief discussion on the Wetland report as well as the SWPP. There is a conversation on drainage and fill. The fill would be based on the systems proposed.

Impacts on plants and animals: Lagusta Yearwood thinks that the impacts to the plants and animals are huge, as the site will be fundamentally changed, because they will no longer exist.

Aesthetic Resources: Mike Calimano states that he did meet with the applicant, and they will be proposing an updated facility with regards to the architecture. Michael Zierler believes that the impacts here go well beyond the façade of the building.

Transportation: Mike Calimano would like the Board to document their exact issues. There is a discussion on slip lanes. The county is not in favor of slip lanes, especially with the addition of the crosswalk and bike lanes. Michael Zierler still strongly disagrees with this.

Impacts on energy: George Lithco notes that there is a provision in the code to consider alternate energy sources.

Impacts of odor and light: Mike Calimano will wait to see what comments Board members have in this section. Amy Cohen notes the height and cast of lights, as well as the allowable signage.

Consistency with Community Plans and Community Character: Mike Calimano asks members to address where in SEQRA the impacts are occurring when they review this section.

Lagusta Yearwood would like a clearer picture with where the Board is with this application. Chairman Calimano states that they are still reviewing the draft EAF part 3 and the levels of significance. There is still some disagreement with the Board on certain sections. They will eventually need to get all 18 sections together and agree on a document. Lyle Nolan discusses drafting a summary matrix.

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

Mike Calimano wants to open up the discussion on LP Builders. There is a discussion on the problems with this application, for example septic systems on slopes greater than 15%. There is a discussion of 121-2 (1), provisions of subdivision. Section 140-2, discusses the purpose of steep slopes permits. Chairman Calimano states that he has serious problems approving this application based on these sections of the Code. Lagusta Yearwood agrees with this. Lyle Nolan agrees as well. Tom Powers agrees. Michael Zierler agrees that this lot is more suitable for one SFR, as then there would not be the need for such a heavily engineered system. Chairman Calimano would like counsel to draft up a resolution to deny this application based on the items discussed. Dave Clouser notes that he had the system distributor meet with him to review this system. It is not in use anywhere around here. It is noted that where the house is located on lot 2, would be the ideal location for one house, as you get a septic system without it being on steep slopes.

Mike Calimano discusses how he would like to continue to do these workshop meetings as proposed in the meeting schedule.

Lagusta Yearwood would like to also try to keep larger reviews from all being on one agenda if it can be done, so as to keep the meeting lengths more manageable.

Michael Zierler discusses some definitions with regards to impervious surfaces and lot coverage. He would like to bring some consistency to these definitions, especially in light of the fact that we are now an MS4 community. George Lithco notes the difference in definitions as they relate to the different laws. It may be worthwhile to look at the code as a whole. Dave Clouser suggests they look at the definition of open space as well.

Motion to adjourn the meeting is made by Mike Calimano.

2nd by Lyle Nolan.

All others present in favor. Motion approved.

Meeting adjourned at 9:50 pm.

These minutes respectfully submitted by Kelly O'Donnell