

Town of New Paltz Planning Board

FINAL Minutes

May 23, 2016

Agenda:

PB 2014-04, Mohonk Preserve, Route 299, Site Plan
PB 2014-25, Mohonk Preserve, Butternut Rd., Subdivision
PB 2016-03, Libolt, 290 Old Kingston Rd., Lot Line Revision

Joint meeting with ENCB – 8:00 PM

Members present:

Michael Calimano

Amy Cohen

Amanda Gotto

Lyle Nolan

Tom Powers

Lagusta Yearwood

Adele Ruger

Members absent:

None

Others present:

Karol Knapp – RSA Engineering

Chairman Calimano called the meeting to order at 7:04 pm.

REVIEW AND APPROVAL OF MINUTES

The April 25, 2016 minutes are presented.

Lagusta Yearwood made the motion to approve.

Lyle Nolan seconded.

Motion passed.

May 8 Minutes Are Presented

Tom Powers made a motion to approve.

Lyle Nolan seconded.

Motion passed.

OLD BUSINESS

PB 2016-03, Libolt, 290 Old Kingston Rd., Lot Line Revision

Amy Cohen made motion to set public hearing for June 13, 2016.

Amanda Gotto seconded motion.

All others present in favor. Motion passed

PUBLIC HEARINGS, CONCEPTUAL REVIEWS AND BRIEFINGS

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

Lyle Nolan made the motion to open the public hearing.

Tom Powers seconded the motion.

All others present in favor. Motion passed.

Public Hearing:

Andi Weiss-Bartzak speaks about David Clouser not recusing himself sooner. She asks if Karol Knapp is related to Ron Knapp. She is not.

Michael Calimano explains the timeline for David Clouser's departure from the project.

Lou Cariola discusses a recent accident between Gatehouse Road and Libertyville Road between May 16-May 21. He states that the transportation study that was done is not valid and that the speed limit should be reduced between Libertyville and Butternut.

Irwin Sperber, Gardiner, speaks about a "continuing sense of alarm about the conflict of interest of Mr. Clouser and the Mohonk Preserve's architect Barton & Loguidice." An EIS would have resolved these kinds of questions.

Motion to close public hearing made by Lyle Nolan.

Second by Tom Powers.

No further discussion. All others present in favor. Motion passed.

APPLICATION REVIEWS:

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

Adele Ruger joins the meeting.

George Lithco discusses what a negative SEQRA determination of significance entails.

Motion to adopt modification to Part Three narrative of Section 15 made by Lagusta Yearwood, second by Adele Ruger. Lyle Nolan wonders what the criteria is for sending the project back to the Planning Board if there's a complaint, Mike Calimano says if the complaint is a code violation it would go to the Town Board, if it's a violation of the site plan it will come to the Planning Board. Amanda Gotto asks what "a limited number" means in the document. Discussion of lighting at the Testimonial Gateway parcel. Motion passes.

George Lithco discusses the SEQRA resolution before the board.

Noted that the SEQRA determination affects both the subdivision and the site plan.

Extended discussion on traffic at the relevant intersection.

Lyle Nolan makes a motion to adopt a negative declaration on Mohonk Preserve Foothills Site Plan.

Lagusta Yearwood seconded the motion.

Amanda Gotto abstained.

All others present in favor. Motion passed.

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

George Lithco discusses Residential Cluster Subdivision Design and that in his view this subdivision is sufficient to meet the requirements of the cluster requirement.

Lyle Nolan makes a motion to accept cluster development requirements.

Seconded by Lagusta Yearwood, who noted that getting memos about motions to vote on five minutes before we vote on is not a “best practice.”

Amanda Gotto abstains.

All others present in favor. Motion passed.

Karol Knapp discusses the waivers memo and why her office believes the waivers are appropriate.

Lyle Nolan makes a motion to approve the waivers.

Adele Ruger seconds them.

Amanda Gotto abstains.

All others present in favor. Motion passed.

Chairman Calimano makes a motion to close public hearing.

Second by Lyle Nolan.

Amanda Gotto abstains.

All others present in favor. Motion passed.

Chairman Calimano makes a motion for recreation fees to be paid by the applicant.

Amy Cohen seconds.

Amanda Gotto abstains.

All others present in favor. Motion passed.

Motion to grant preliminary approval for Mohonk Foothills Subdivision made by Lagusta Yearwood.

Second by Lyle Nolan.

Amy Cohen states she's not ready to vote.

Amy Cohen and Amanda Gotto abstain.

All others present in favor. Motion passed.

Adele Ruger discusses concerns about the building envelope.

PLANNING BOARD ADMINISTRATIVE DISCUSSION

ENCB joint meeting:

ENCB members present:

Ingrid Haeckel --joined the ENCB in December

Andy Ashton--Joined the ENCB in January

Noel Russ--Joined the ENCB in April

Discussion of ways of working together, mapping tools, Habitat Assessment Guidelines.

Discussion continues until 9:45.

CVS will be on the agenda June 13. Mike Calimano and Supervisor Bettez had a call with CVS where they sent along a new drawing called "the New England look."

Amy Cohen asks for updates from ShopRite, a resolution was adopted recently. Amy Cohen is concerned about a moratorium and how that would affect ShopRite.

Motion to adjourn the meeting is made by Lyle Nolan

2nd by Amanda Gotto.

All others present in favor. Motion approved.

Meeting adjourned at 9:54 PM