

*Planning Board of the
Town of New Paltz, New York*

Resolution

Approval of Demolition Bond

Motel 87 Demolition Plan

403 Main Street (Route 299)

Applicant/Owner – Hidden Ridge Development LLC

AT a duly noticed meeting of the Planning Board of the Town of New Paltz, held on October 19, 2015, the Planning Board, acting pursuant to Chapter 140 of the Town of New Paltz Code, considered the request of Hidden Ridge Development LLC, owner of the real property identified above, to authorize Building Inspector to issue a demolition permit to demolish and remove the existing structure on the side to grade, and approve the amount of a demolition bond;

WHEREAS, the applicant has submitted a report to the Building Department and the Town Engineer that a survey of the existing building on the site found that it does not contain asbestos containing materials, and that asbestos remediation work will therefore not be required before demolition of the structure, and said report has been reviewed and found acceptable by the Town engineer and the Building Inspector;

WHEREAS, the Planning Board required as a condition of its approval that the applicant provide a security bond before a demolition permit is issued in sufficient amount to secure performance of those items of site work necessary to ensure the public health, safety and welfare, including securing the site while demolition activities are taking place, providing necessary erosion and sediment controls and restoration of the site after demolition;

WHEREAS, the applicant desires to complete the demolition work;

WHEREAS, the Town engineer has advised that a bond in the amount of FIFTEEN THOUSAND (\$15,000) DOLLARS would be sufficient to secure the existing structure and restoration of the site should the applicant not complete that work in timely manner;

WHEREAS, the applicant will be required to demonstrate to the satisfaction of the Building Inspector that:

1. contractors that will be involved in demolition of the existing structure will be required to maximize recycling of metals and reuse of other materials on site wherever practical;
2. that clean fill will be used on the site, and that the applicant will coordinate with the Building Inspector to allow inspection of the fill materials as the Building Inspector deems necessary;
3. demolition activities will be implemented and managed to avoid or minimize traffic, noise and dust impacts during construction whenever possible.

WHEREAS, the Planning Board has considered the short form EAF, the criteria of significance and finds that the proposed demolition action will not have any significant adverse impact upon the environment;

WHEREAS, the applicant has agreed that it will deposit funds in the amount above with the Town as part of its demolition permit application, that the Town may hold the funds as necessary performance security as may be required in connection with demolition activities, and that the funds may be retained until the Town engineer and/or Building Inspector inspect the work and confirm that the necessary demolition work has been completed, the site secured to the extent necessary to avoid harm to the public and that adequate provision for the restoration of disturbed areas has taken place;

NOW THEREFORE BE IT RESOLVED that the Planning Board authorizes the Building Inspector to issue a demolition permit, consistent with the representations above, and

BE IT FURTHER RESOLVED that a cash deposit with the Town of New Paltz in the amount of FIFTEEN THOUSAND (\$15,000) DOLLARS will suffice to provide performance security for the demolition activities approved by the Planning Board.

Said determination was adopted upon motion of Member ____ seconded by Member ____, and the affirmative vote of 6 members, all members present voting in the affirmative.

The Planning Board hereby directs the Secretary of the Planning Board to file a copy of this decision in the office of the Town Clerk and mail a copy of the decision to the applicant.

Dated: October 20, 2015

Michael Calimano, Chairman

Filed in the Office of the Town Clerk on October ____, 2015

Rosanna Mazzaccari, Town Clerk