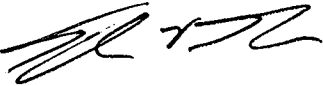


BUILDING DEPARTMENT
TOWN OF NEW PALTZ ZONING BOARD OF APPEALS

52 CLEARWATER ROAD, NEW PALTZ, NY 12561

TO: Neil Bettez
FROM: Tom Tryon 
DATE: February 9, 2024
RE: Mohonk Standby Letter of Credit – PB22-354

Attached please find an email from Andrew Willingham regarding the Mohonk Foothills Site Plan Amendment. Also attached is a letter from Mr. Willingham dated September 28, 2022. Both indicate the project has concluded. The Building Department concurs with his findings.

Please add this item to your agenda so a resolution can be drawn for the release of the Letter of Credit.

Thank you.

planzoneboard townofnewpaltz.org

From: Andrew Willingham <awillingham@willinghamengineering.com>
Sent: Tuesday, January 30, 2024 4:52 PM
To: Adele Ruger
Cc: planzoneboard townofnewpaltz.org
Subject: PB 22 - 354 - Mohonk Preserve Foothills

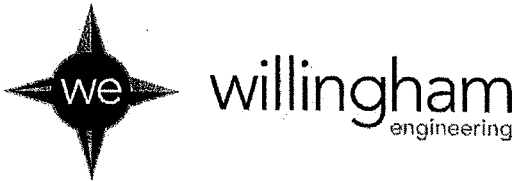
Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Adele,

As I understand, they submitted Site Plans for final signature for PB 22 – 354 – Mohonk Preserve Foothills. The Site Plan Resolution requires my sign off. I did not have any issues that needed to be addressed from my September 28, 2022 letter, therefore the site plans were already for signature at that time and remain ready now. Any questions don't hesitate.

Best, Andy



Andrew Willingham, PE
Principal

Willingham Engineering
183 Main Street
New Paltz, NY 12561
T 845.255.0210 M 845.797.0157
awillingham@willinghamengineering.com
www.willinghamengineering.com



willingham
engineering

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September 28, 2022

Ms. Adele Ruger, Chair
Town of New Paltz Planning Board
52 Clearwater Road
New Paltz, NY 12561

Site Plan Review
Mohonk Preserve Foothills Project
PB 22-354

Dear Chair Ruger and Board Members:

We have received the Amended Site Plan application prepared for the Mohonk Preserve Foothills Project. The following documents were received:

- Amended Site Plans dated 6/06/22 prepared by Barton & Loguidice
- Asbuilt Survey of Testimonial Gateway Parking Area dated 5/7/21 prepared by Brooks & Brooks Land Surveyors
- Asbuilt Survey of Lenape Lane Bridge & Duck Pond dated 6/26/21 prepared by Brooks & Brooks Land Surveyors
- Modified Lenape Bridge Construction Plans dated 11/16/20 prepared by Contech Engineered Solutions
- Letter from Mohonk Preserve to the Town Building Inspector dated 9/14/22
- Letter from Mohonk Preserve to the Town Building Inspector dated 5/14/22
- Site Plan Resolution of Approval dated 8/16/16

The Applicant has constructed several portions of the Mohonk Preserve Foothills project, including the Testimonial Gatehouse Parking area, trail connecting the River to Ridge Trail to Lenape Lane and reconstruction of the Lenape Lane Bridge. The site improvements were inspected during construction the Building Department and by our office.

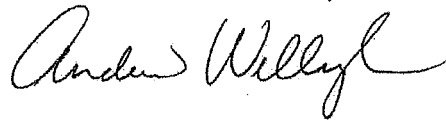
As we understand, Mohonk Preserve has completed all of the improvements they intend to complete for this project and are also formally abandoning several portions of the project they do not intend to construct. The portions to be abandoned include the Phenology Trail and Phase

II - which includes the Hasbrouck House Site Plan Area, Humpo Marsh Prominent and Trail and Rustic Education Cabin.

The Amended Site Plans reflect the removal of the abandoned portions of the project, in support of the Amended Site Plan approval. If approved by the Board, any future proposed work for this project will require a new Site Plan approval.

Please do not hesitate to contact us with any questions.

Sincerely,
Willingham Engineering, PLLC

A handwritten signature in black ink, appearing to read "Andrew Willingham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Willingham, PE
NYS Professional Engineer No. 083984

**RESOLUTION OF CONDITIONAL APPROVAL
FIRST SITE PLAN AMENDMENT**

FOR

**MOHONK PRESERVE
FOOTHILLS SITE PLAN
(PB22-354)**

NOV - 3 2022

APPLICATION SUMMARY

Mohonk Preserve, its successors and assigns (hereinafter “the Applicant”) has applied for a site plan amendment to abandon the construction of the Phenology Trail and of Phase II of the Mohonk Preserve Foothills Site Plan approved on or about July 25, 2016. All other elements of the approved site plan (PB 2014-04) remain unchanged.

IDENTIFICATION OF THE PROPERTY

The property that is the subject of this application is located along Satte Route 299 and is shown on the Tax Maps of the Town of New Paltz, New York as Section 86.1, Block 1, Lot 40.121. The property is located in the A-3 (Agricultural 3) and A-1.5 (Agricultural 1.5) Zoning Districts.

IDENTIFICATION OF THE PLANS

The following are the plans and other submittals which form the basis of the Planning Board’s action in this matter:

1. Site Plan Application, dated September 14, 2022;
2. Index of documents submitted for Mohonk Preserve Foothill Project Application to Amend & Request for Certificate of Occupancy, dated September 14, 2022;
3. Correspondence from David H. Toman to Town of New Paltz Building Inspector, dated May 14, 2020, re: Request for Temporary Certificate of Occupancy – Mohonk Preserve Foothill Project;

The original application was approved during the Planning Board's July 25, 2016 meeting, following a public hearing. The Planning Board's approval allowed the Applicant to develop the site in two phases.

The Applicant filed an application for amended site plan approval on or about September 15, 2022 seeking to abandon construction of the Pheneology Trail and Phase II of the Mohonk Preserve Foothills Site Plan. The Planning Board reaffirmed its SEQRA Negative Declaration on this application on September 29, 2022. There was no requirement to hold a public hearing on the amended site plan.

FINDINGS

The Planning Board has determined that approval of this site plan will protect and promote public health, safety, morals, comfort, convenience, economy, Town aesthetics and the general welfare, will have no adverse effect or impact upon the physical or environmental conditions of properties in the immediate vicinity, nor upon the existing use or uses of such properties and, to the extent applicable, the Planning Board has been guided by the standards set forth in Town Code § 140-52(D).

RESOLUTION OF APPROVAL

NOW, THEREFORE, the Planning Board of the Town of New Paltz, New York hereby resolves to issue Conditional First Site Plan Amendment Approval of the Mohonk Preserve Foothills Site Plan, but only as specifically set forth on the plans, reports and other documents identified above, and as further conditioned as set forth below. The Chairperson is hereby authorized to sign such plans and other documents evidencing this Approval only in strict accordance with all of the terms and conditions of this Resolution of Approval.

SPECIFIC CONDITIONS

1. This approval is subject to a final engineering review of the plans. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that he has found the plans submitted for signature to be in proper order and in compliance with his memorandum, dated September 28, 2022, and with this Resolution.

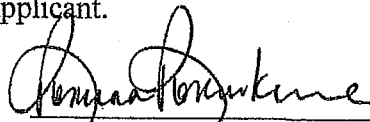
3. All fees regarding this Application must be paid in full, including all application fees, other fees required by the Town Code, and the fees of the Planning Board consultants, including all engineering, planning, and legal fees. All bonds or other security required by this Resolution shall be submitted in a timely manner as required by the Town Code or Building Inspector. No building permit may be issued by the Building Inspector unless and until such fees have been paid in full and such bonds or other security shall have been filed with the Town.
4. No changes, erasures, modifications, or revisions to the plans shall be made after approval has been given by the Planning Board, unless the plan is first resubmitted to the Planning Board and the Planning Board approves such modifications.

IN FAVOR: ADELE RUGER, AMANDA GOTTO, JANE SCHANBERG, JENNIFER WELLES & ADRIAN CAPULLI
AGAINST: 0
ABSTENTIONS: 0
ABSENT: LYLE NOLAN & MATT DiDONNA JENNIFER
DATE OF APPROVAL: SEPTEMBER 29, 2022
DATE OF SIGNATURE: OCTOBER 31, 2022



ADELE RUGER, CHAIRPERSON
TOWN OF NEW PALTZ PLANNING BOARD

I, Rosanna Mazzaccari Rosenkranse, Town Clerk, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on ^{November} ~~October~~ 3, 2022 and copies provided to the Building Inspector and mailed to the Applicant.



ROSANNA MAZZACCARI ROSENKRANSE
CLERK, TOWN OF NEW PALTZ, NEW YORK