Town of New Paltz Environmental Conservation Board November 8, 2017 Community Center 7:30pm

Participants: Mike Domitrovits, Andy Ashton, Noel Russ, Kenji Tierney, Ingrid Haeckel, Laura deNey, Jim Littlefoot, Susan Wile and Amanda Gotto from Planning Board.

7:40 meeting called to order

Public Comment: None

October 11 minutes approved--6 approved, 2 abstentions. October 24 minutes approved - 6 approved, 2 abstentions.

21 ROUTE 299W TREE REMOVAL PERMIT APPLICATION:

* Homeowner wants to cut 12 trees to install rooftop solar panels.
* Per Jim the trees are not high quality and require pruning, not cutting as they were planted too close to the power lines. Mike suggests homeowner calling Central Hudson to cut them.
* EnCB recommends planting combination of trees and shrubs to accommodate space, replacing trees with English oak or skyrocket oak (Quercu robur ‘fastigiata) or Fastigiate White Pine (pinus strobus fastigiate) of 2.5 inch caliper. This is a good time of year to cut and recommends Clean Choice Energy as a reputable solar company. For understory, Bloom landscaping recommends dogwoods, and Japanese maples. EnCB will ask applicant to attend next board meeting.
* Motion made to approve permit contingent on planting 6 trees, or comparable. All (8) approved.
* Discussion regarding $100/tree permit fee to be resumed.

BRIEF CVS DISCUSSION:

* Per Jim, the site is all fill dating back to when the thruway was constructed. For the CVS developer to bring in fill (code), each truck must have a certificate that fill is clean. A visit to the source would also be required with certificates given to site supervisor hired by the town.
* No urgency regarding this matter since we are in moratorium period.

PB 2017-16 SUBDIVISION, 129 PLAINS ROAD

* Lot size is 11.97 acres. Division would create one 8.07 parcel and a 3.9 acre parcel.
* Wetlands need to be more clearly defined as well as the boundaries and buffer areas. Is there adequate room for septic and adequate drainage of septic to the wetlands? We need to see where the well will be. Applicant needs to indicate wells on the map and EnCB would like to see a hundred foot marker around the well.

331 Route 32N LOT LINE REVISION:

* Per Amanda, they can revise the lot line and don’t officially have to do a revision since it is not an actual subdivision. No comments.

WILDBERRY LODGE:

* Issue to be discussed at Nov. 27 Planning Board. This is a 58-acre parcel, much of it unbuildable. B2 zoned next to 299 and L1 zone. Planning board recommended combining zones.
* Hotel starts with 90 rooms, with potential for 50 rooms to be added in future. Per Amanda, a draft EIS was sent, which requires review. Plans appear old. All paperwork indicates a 2015 date. Is this a resubmission of the original? If so, we should resubmit our comments. We need time to review the EIS and request that the EnCB board walk the site.
* Though no longer all-inclusive, plans still have convention center, hotel, separate restaurant, and spa with lots of parking, a viewing area, and boardwalk. There are gravel paths and many impervious surfaces close to wetlands. Butterfly conservatory is larger than RiteAid, which is 10,000 sf. We have nothing in our code for zoos. The possibility exists that a caterpillar or butterfly could escape causing problems in our environment.
* There will be no public hearing on this until after the moratorium, which expires Feb. 4. The town board could approve an extension, if required.

TREEE LAW GUIDELINES FOR SOLAR PROJECTS:

* EnCB needs more time to put together guidance with links to make it more user-friendly and easier. Is it sunny, shady, close to water? What do other towns do? Goshen gives tax breaks up to $12K for solar systems $7K for cars. Gardiner has a solar law, what do they do? Perhaps find a template from another town. To be continued.

GATEWAY MORATORIUM UPDATE:

* How do we make the area more environmentally friendly and sustainable. Be specific. Send suggestions to Laura.
* Retaining buffer zone of trees along thruway (area undefined) we want 200’. Why not 299 as well?
* Gateway committee discussed square footage of commercial entity and zoning but did not discuss scale. What can be buildable?

NEW BUSINESS:

* Ingrid suggests presenting a concise year-end EnCB recap to town board.

ANNOUNCEMENT:

* EnCB - Budget request approved for purchase of laptop and GIS license.

Motion to adjourn 9:31pm