

Town of New Paltz Planning Board

FINAL Minutes

January 14, 2013

Agenda:

PB 2010-14, Wilmorite/Park Point, 141 Route 32 S, Site Plan

Present: Mike Calimano, Peter Muller, George Lithco, Tom Powers, Tim Rogers, Dave Clouser, Eileen Banyra, Lynn Bowdery (alternate)

Board Member(s) absent: Lyle Nolan, Lagusta Yearwood

Chairman Calimano called the meeting to order at 7:03 pm.

MINUTES

December 10, 2012 minutes presented.

MOTION to approve the above cited minutes made by Eileen Banyra.

2nd Peter Muller.

All others present in favor. Motion passed.

PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARINGS

None

APPLICATION REVIEWS

None

PUBLIC HEARINGS

PB 2010-14, Wilmorite/Park Point, 141 Route 32 S, Site Plan

MOTION to open the public hearing is made by Peter Muller.

2nd by Eileen Banyra.

All others present in favor. Motion passed.

Chairman Calimano discusses how the public hearing will be run. Speakers will be limited to five minutes each. He informs the public that the Planning Board does not make a determination on the PiLOT. That is only one component of the review of the DEIS. He states how the Planning Board has had

many working sessions to discuss/address issues within the DEIS. There will also be public hearings on the FEIS, to address any outstanding issues, or issues that still have yet to be addressed. From there, a Findings Statement will be developed. There will also be a site review, along with the several variances that will go up before the ZBA. Site Plan approval can't be given until all of this is addressed. The PiLOT comes later on in the process, and it is addressed by the UCIDA and the Town Board.

Tim Rogers states that the UCIDA does take into account the thoughts/discussions of the Planning Board. George Lithco states that they do look at our input. Mike Calimano states that it is the job of the Planning Board to develop a fiscal impact statement. Eileen Banyra asks where we are in the process of selecting an independent financial consultant. Mike Calimano states that with the holidays, the Town Board hasn't finalized this yet.

Dave Rooney – Town Resident – VP of Student Affairs at SUNY New Paltz - He wants to put the correct statistics on the record.

David Porter – Town Resident – speaks about keeping the record open even after the public hearing closes, as well as concerns with traffic, wetlands, toxic soils, pricing, vacancy rates in town housing, job provided by construction, the PiLOT program, and the hiring of an independent financial analyst.

Mike Francese – asks about the Planning Board not making the PiLOT decision, and other concerns with regards to taxes.

Ben Miller – Commends the Board members for their hard work; he also speaks with regards to his concerns on the project, mostly from Appendix H.

John Johnson – Agrees that the college is trying to be good neighbors; he speaks on how he has invested in this community, and his concerns on the project with regards to the PiLOT.

Sal Rondinelli – Gardiner resident – has concerns on the fiscal impact, though he does agree with the college. There is so much confusion and everyone has valid points. He agrees that we need an independent financial analyst.

Michael Smith – President of the Chamber of Commerce – speaks on the shortfall of student housing, and how the local economy could benefit from the new residents.

Jonathan Wright – a former Planning Board member - discusses his concerns with the DEIS, with regards to land use, transportation and planning.

Tom Kastner – Town Resident – supports the project categorically; he trusts the Board members will do their jobs; he believes the ad/petition in the local paper was erroneous; the greater good is to assist the college; he doesn't feel that this affects his ability to get/maintain tenants.

Maureen Walker – town resident/former real estate broker/landlord – her husband was a SUNY Professor – speaks with regards to her concerns on the PiLOT.

Leonard Loza – Village resident – discusses concerns with regards to the college and the fire department, as well as police, emergency and fire protection expenses.

Dave Caccanzo – local resident – speaks on his concerns with regards to being surrounded by student housing, and if this complex will be cost prohibitive, as well as the project being tax exempt.

Steve Beccio – spoke on the full page ad related to the Park Point project. He has a copy of the petition.

Bob Gabrielli – town resident – speaks with his concerns on the PiLOT.

Ariana Basco – Village Trustee and resident – speaks on her wanting to keep the public hearing open.

Rachel Lagodka – Village resident – speaks on her concerns over keeping the public hearing open; she suggests looking at the Woodland Pond PiLOT and developer promises, and how that is now a half empty development.

Joan Bender – SUNY grad student – wonders if there is an alternate corporation that SUNY could use who would not want to use the PiLOT program.

Mary Kastner – town resident – wants to urge the Board to close the Public Hearing.

Paul Brown – speaks about what happened to Vineyard Commons in Highland; as well as what it means to be lead agency. He also speaks about the subdivision and the site plan approval.

Miriam Strauss – Town resident – would like to have the public hearing kept open.

MOTION to close the public hearing for the night, in order that the Board may discuss what they'd like to do next, was made by Eileen Banyra.

2nd by Peter Muller.

All others present in favor. Motion passed.

Chairman Calimano speaks about how the applicant has set up an escrow account. They have paid for the Town's Engineer, Attorney, Wetlands Inspector, etc. We will hire an independent Financial Consultant that will be paid for by the applicant as well. Our experts are working for the town only, they are not hired by Wilmorite.

Mike Calimano also states how the Public Hearings are bringing out the same people, as well as the same concerns. The Planning Board needs the time to actually review the application. It is difficult to develop a fiscal impact statement, and continue to develop the questions that the applicant needs to answer, when the public hearing remains open. The applicant will have to address all of these questions whether or not the public hearing stays open. After that, the Board comes back to the public and states how they addressed all of the issues/questions that were raised by the public. Again, the public will have the opportunity to speak at a public hearing when the applicant develops their FEIS. The Board has had to listen to the public's questions for the past three months. Now it is their turn to seek out the answers. The fiscal impact needs to be studied closely so it can be developed accurately. Chairman Calimano states how the Board will still have to accept written comments for at least 10 days after the close of the public hearing. The Planning Board and the Town's consultants need the time to work on these issues.

Tom Powers asked George Lithco if there is the opportunity to have additional public comment after the Board has had the time to review this; Mr. Lithco says the Board can allow for that when the FEIS is complete.

Tim Rogers questions Chairman Calimano about how closing the public hearing now will enable the Board to work on the application. It is clarified by Mike Calimano that there can be another public hearing after the FEIS is developed, and questions can be raised again if it is felt that they haven't been answered.

Eileen Banyra questions when we get the revised document; or will that actually be the FEIS. Chairman Calimano states how we may get revised documents from the applicant in sections as we review it, until the point that all the questions have been answered. She also states how she is concerned that we haven't started interviewing for an independent financial analyst. She states how we may also want to consider hiring an independent planner.

Lynn Bowdery states how she would like to see all of the questions posted on the town website. She feels that people come not aware that some of these topics have already been raised, as well as letting them know that the Board is addressing their concerns.

Dave Clouser states how he has been putting together transcripts with written public comments, as well as Board members comments/questions that were not covered in the public hearing comments, and will developed a summary list.

George Lithco states how the developer has a website we can use, as well as possibly putting a link on the Town's website.

Peter Muller discusses his concerns over closing the public hearing, without further discussing the by-pass issues. He feels if we close it that we should re-open it. Tom Powers agreed.

MOTION to close the public hearing, and then re-open it for the FEIS, and that the Planning Board will accept written comments until the close of business on January 31, is made by Mike Calimano.

2nd by Tim Rogers.

All others present in favor. Motion passed.

Chairman Calimano thanks the public for coming out, and how they gave the Board a lot of work in the questions they raised that need to be addressed. They will address all of their questions, whether or not people agree with their answers, they will still do their best to serve the best interests of the Town.

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION

PB 2010-14, Wilmorite/Park Point, 141 Route 32 S, Site Plan

Thomas George and Jim McKenna introduce Phil La Rocque of La Rocque Business Management Services. Tom George speaks about the college providing a preliminary sketch on what their side of the connection will look like. There is discussion of the college's master plan and landscape plan.

Tom George talks about how they ran the project through NGBS as well as LEED. Mike Calimano questions how they came up with the standards that they used. Phil La Rocque discusses a comparison study of LEED for Homes and the NGBS that was done by the AIA Cincinnati for the city of Cincinnati. The NGBS standards are much more detailed than LEED in many areas. He also states that they are looking to do Energy Star. Most builders use the Performance Path. This needs to be done for Energy Star as well, so that is the path they are going to follow as well. Mr. La Rocque is an accredited verifier. Tom George discusses storm water management with regards to these standards.

Eileen Banyra questions site design, and how there is so much more that can be done.

Tim Rogers states his concerns with regards to transportation and NGBS standards. He feels that we need to look more closely at our mass transit system. The UCAT loop needs to be looked at, because it is a very long loop, and people may not wait. Mike Calimano states how we need to ask the County about this.

Phil La Rocque states how ultimately the project will have to be verified, and that what is claimed by the builder was actually done. He will be responsible for keeping documents that meet green building standards. There are a lot of checks and balances to be sure that everything is adhered to. Eileen Banyra asks him if at some point he could provide his resume to the Board. He will do that.

Phil La Rocque discusses the NGBS vs. LEED study that was done for the city of Cincinnati. It was a huge undertaking. He goes through the comparison charts with the Board. He talks about the point system with regards to water usage. He continues to go through all of the chapters.

Lynn Bowdery questions if there will be any long-term follow up? Phil La Rocque states how there is nothing in place for this, however there are homeowner handbooks for maintenance, and the maintenance supervisor will be responsible for the upkeep.

There is discussion on the scoring tools and the summary of how this is achieved. NGBS only has a residential component, so it can't be compared with LEED Commercial.

Jim McKenna states how they were simply trying to do a LEED comparison, to help the Planning Board understand the differences, though they believe that the NGBS standards that they will follow are more stringent.

Tom George states how they are very comfortable in saying that they are following a better program with NGBS, as opposed to LEED. Eileen Banyra states how they need to take into account all aspects of the project, especially with regards to site design. She feels the design needs work. She feels that it can be pulled in tighter into the campus to discourage automobile use. Tom George states how there are code requirements that they have to follow as well.

There is conversation about stick built vs. steel built dormitory buildings.

Mike Calimano would like to look at interconnections. Donald Christian and Shelly Wright, from SUNY, are at the meeting to help the Board understand the college's interconnections.

Mike Calimano questions the lack of sidewalks on Route 32. Donald Christian states how he hadn't considered that. He was concerned about getting the students into the campus faster. Park Point will have a sidewalk, and there won't be a connection for quite a distance. Mr. Christian states how it doesn't make any sense not to connect to that as well.

There is some discussion on the college's long term Master Plan as well as their Landscape Plan.

Tim Rogers questions the difference in costs in the RIT Park Point and the New Paltz Park Point. It would be difficult to figure that out stripping away all of the green incentives, but Jim McKenna will look into those numbers.

Tim Rogers would like something more tangible to show the public. Eileen Banyra states rather than dollar signs, a comparison would be better.

Tom George discusses parking and the parking requirements. He goes over the parking sketches with the Board. Tom George states how they have presented this to the ZBA as well.

Tim Rogers inquires about changing college policy to allow for no autos for freshman and sophomores. Donald Christian says their committees can look at that, they are working on moving all of their parking lots to the outskirts. In other words, parking at Park Point will be just as far a walk as walking from another lot. Eileen Banyra suggests that this is why a car sharing program would work in this instance.

Lynn Bowdery asks if parking will be included in the rent. Jim McKenna states how there will be a fee for a parking pass.

MOTION to adjourn the meeting is made by Mike Calimano.

2nd by Tom Powers.

All others present in favor. Motion passed.

Meeting adjourned by consensus at 10:50 pm.

These minutes respectfully submitted by Kelly O'Donnell