

Town of New Paltz Planning Board

DRAFT Minutes

February 11, 2013

Agenda:

**PB 2011-14, Gas Land Holdings, 490 Main St., Site Plan**  
**PB 2012-13, Ultra Seal, 521 Main St., Site Plan approval for a greenhouse**

**Present:** Peter Muller, Lyle Nolan, George Lithco, Lagusta Yearwood, Tim Rogers, Dave Clouser, Eileen Banyra

Board Member(s) absent: Mike Calimano, Tom Powers

Vice Chairman Nolan called the meeting to order at 7:07 pm.

**MINUTES**

January 14, 2013 minutes presented.

There was not have a quorum who were present at that meeting in order to approve the minutes.  
The minutes will be reviewed at the next meeting on March 11.

**PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARINGS**

None

**APPLICATION REVIEWS**

**PB 2011-14, Gas Land Holdings, 490 Main St., Site Plan**

Margaret McManus appears before the Board to update the status of the pending items with regards to this application. She updates the Board on the Health Department approvals, as well as the county highway.

Eileen Banyra questions the landscaping items. Ms. McManus shows the changes, and notes that they were able to get the adjoining property owner's approvals with regards to planting an extra tree.

Dave Clouser states how everything has been addressed. Joe Moriello will draft the final resolution to be signed off on for final approval. Lyle Nolan asks for a motion for conditional approval.

Motion made by Eileen Banyra.

2<sup>nd</sup> by Peter Muller.

All others present in favor. Motion passed.

**PB 2012-13, Ultra Seal, 521 Main St., Site Plan approval for a greenhouse**

Dave Dippel appears before the Board on behalf of Ultra Seal. He presents a new site plan that shows the changes that were requested. He talks about the revised parking plans, taking out the front yard set-back parking. He also took the 5 handicap spaces and re-spaced them to meet the state requirements.

Lyle Nolan questions who the owner is of the fence that runs along the rear of the property, as it is falling down. Dave Dippel thinks it may be adjacent property owners, but he will check on that. He also talks about the new fenced area that will be used to contain the waste materials and pallets that are stored in the truck bodies for pick up. When the truck bodies fill up, they may stack materials outside until the truck bodies get picked up. The owner is inquiring about getting extra pick-ups, so as to avoid having an excess of refuse stored outside of the trucks.

Tim Rogers questions how and who determines the number of pick-ups. Mr. Dippel states how there is a relatively informal procedure for unscheduled pick-ups, as it was explained to him by Terry Murphy. That is why they are working on a more formal pick-up arrangement. Mr. Dippel stated on behalf of the applicant that slats will be installed in the proposed chain link fence, and agreed that the fence would be maintained in good condition at all times.

Peter Muller brings up the memo from Stacy Delarede, Building Inspector, with regards to the location and sign area of the existing signage. Dave Dippel believes that the sign is located at least 10 feet from the property boundary, but will check both to determine whether the sign is in compliance with the Town's zoning law. He will bring that up with the owner and advise the Town Engineer and Building Inspector of his findings before the site plan is signed.. Eileen Banyra inquires as to if the light fixture is the existing one. Mr. Dippel states how it is the same fixture, it is just being moved down. Dave Clouser discusses his memo with regards to the waivers that they had requested. The only issue he had was with the bicycle parking. That will need to be shown on their site plan.

Dave Clouser states how this came back from the UCPB as no county impact.

Dave Clouser notes that it needs to be declared a Type II SEQRA, with no further review necessary.

Motion to classify this application as a Type II SEQRA action is made by Eileen Banyra.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

Lyle Nolan discusses granting conditional approval with regards to the bike rack location being noted on the site plan, as well as confirmation that the signage is in compliance, and granting the requested site plan waivers that were submitted.

Motion made by Lyle Nolan to grant the waivers requested by the applicant, consistent with the recommendation of the Town Engineer

2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

Motion to grant conditional approval with the need for the bike rack location being noted on the site plan, confirmation that the signage is in compliance, as well as noting the materials of the enclosures and their maintenance, and noting that they must conform to the town fence requirements, was made by Lagusta Yearwood.

2<sup>nd</sup> by Eileen Banyra.

All others present in favor. Motion passed.

## **PUBLIC HEARINGS**

None

## **OLD BUSINESS**

Extension Requests:

### **PB 2006-26, Vaccaro, O'Rourke Dr., Subdivision**

Steve Vaccaro appears before the Planning Board to request a 90 day extension for his subdivision application. He is still pursuing other venues to move this along. He has also contacted his engineer with regards to putting a different alternative in front of the Planning Board in order to move this forward. He is still exploring this option, as he has so much invested in this project. The cost of this project, and the real estate market, make it a very difficult sale in this economy. He feels that to do otherwise would be to go backwards, and not conducive to waiting out the economic turn.

Eileen Banyra questions how many extensions can be granted. George Lithco states that state law no longer limits the number of 90 day extensions.

Mr. Vaccaro states how banks and lending institutions have no appetite for speculative building. He is looking at removing some of the infrastructure; in order to re-coup some of his investment thus far.

Motion to grant a 90 day extension, from the expiration date of the last extension request, is made by Eileen Banyra.

2<sup>nd</sup> by Tim Rogers.

All others present in favor. Motion passed.

### **PB 2007-18, Rappa, Horsenden Rd., Subdivision**

Lyle Nolan states how Mr. Rappa is in the same boat as Mr. Vaccaro with regards to the economic downturn and his subdivision.

Motion to grant a 90 day extension, from the expiration date of the last extension request, is made by Lyle Nolan.

2<sup>nd</sup> by Eileen Banyra.

All others present in favor. Motion passed.

### **PB 2010-06, K & E Beverage, 255 Main St., Site Plan**

Motion to grant a 30 day extension, with the conditions that the applicant appear at the March 11 Planning Board meeting in order to update the status of the construction plans so that new Board members have the opportunity to consider the proposed plan prior to granting another extension, and that the Building Inspector go out and do a site inspection to see if any of the approved changes to the site plan have been started, was made by Eileen Banyra.

2<sup>nd</sup> by Lyle Nolan

All others present in favor. Motion passed.

**PB 2009-08, Hampton Inn, 4 S. Putt Corners Rd., Site Plan**

Lyle Nolan states how this applicant is involved in continuing litigation, and that an appeal has been filed.

Motion to grant a 90 day extension, from the expiration date of the last extension request, is made by Eileen Banyra.

2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

**PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION**

Al Wegener meets with the Board to discuss topics for a training session on March 7, from 7-9:30 pm, at the Rosendale Recreation Center. With the approval of the Town Board, this session will give each attendee 2 credits towards their mandatory annual training.

Motion to adjourn the meeting made by Lagusta Yearwood.

2<sup>nd</sup> by Eileen Banyra.

All others present in favor. Motion passed.

Meeting adjourned by consensus at 8:45 pm.

These minutes respectfully submitted by Kelly O'Donnell