

Town of New Paltz Planning Board

DRAFT Minutes

February 25, 2013

Agenda:

**PB 2012-11, Vlamis, 143 S. Ohioville Rd., Subdivision/Lot Line Revision
PB 2010-14, Wilmorite/SUNY Park Point, 141 Route 32 S., Site Plan**

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

Board Member(s) absent: Lagusta Yearwood, Eileen Banyra

Chairman Calimano called the meeting to order at 7:02 pm.

MINUTES

January 14, 2013 minutes presented.

Motion to approve the minutes made by Lynn Bowdery.

2nd by Peter Muller.

Lyle Nolan abstained.

All others present in favor. Motion passed.

February 11, 2013 minutes presented.

Minutes could not be approved due to the fact that there was not a quorum present of members who were in attendance at this meeting.

PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARINGS

Paul Brown speaks to the Board about the Wilmorite/Park Point application to the UCIDA. They made their application last week. There was a large turn-out of the public. They are seeking three tax exemptions. He knows the Planning Board is looking at the fiscal impacts under SEQRA review. He did visit with the assessor, and got all of the numbers. He continued to speak on the impacts to the town if a PILOT were granted.

John Johnson speaks to the Board and reiterates what Paul Brown had said. He speaks about the School Board and the cuts that they are facing, in the face of this applicant not paying school taxes, not being good for our schools.

APPLICATION REVIEWS

PB 2012-11, Vlamis, 143 S. Ohioville Rd., Subdivision/Lot Line Revision

Patti Brooks of Brooks and Brooks speaks to the Board on behalf of the applicant with regards to the road engineering for this application. They were looking to receive a roadway width waiver, in order to keep the existing road and the new portion looking like a singular country road. Dave Clouser spoke about the current 20' width of the road. Ms. Brooks shows the lot configuration with regards to the Central Hudson easement. Any further development of the property is impossible because Roma Lane is private, as well as the wetlands issue. Mr. Vlamis is willing to engineer the road at his own expense, in order to develop this parcel for his daughter. Ms. Brooks states how they also got in touch with the Fire Department, but have yet to receive a response. Mike Calimano wants to be sure that they Highway Superintendent signs off on the road as well as the Fire Department. Lyle Nolan has some concerns about the location of the lot. Ms. Brooks explains that it is the only way to subdivide it, as the town does not allow flag lots. She also states how this will be a definite improvement, as there is an existing multi-family back there as it is, and this will allow for better access. The applicant also sent a letter to Central Hudson, in case they don't receive a waiver to make the road less wide, they would have to relocate a pole. This would also help to be sure that a very large and old tree would not have to be removed. They did receive Board of Health approval. Mike Calimano states how we need to find out what is acceptable from the Highway Superintendent. Ms. Brooks will contact Chris Marx, as well as checking with Central Hudson and the Fire Department.

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

Mike Moriello, Tom George and Doug Eldred are here on behalf of the Wilmorite/Park Point application. Tom George explains how they took all of the written comments as well as the comments that were made at all of the public hearings, and put them altogether. They organized the comments under headings, which are noted on the table of contents. They listed every person, and noted what topic their concerns fell under, as well as what meeting they spoke at. Doug Eldred explains how they numbered the written responses as the Board has them logged in their records.

Lynn Bowdery has questions about how topics that were brought up at the hearings, that were not part of the DEIS, will be addressed in the FEIS. George Lithco and Doug Eldred explain how all of the comments, whether part of the original DEIS or not, will be addressed in the FEIS.

Mike Moriello explains how they may have already addressed some issues, but may need to make it more understandable.

Mike Calimano states how he would prefer that there is only one document to be reviewed in the FEIS, and we should not have to go back and forth between the DEIS and the FEIS. Tim Rogers agrees. The DEIS should be the old document, that they no longer refer to. The FEIS should be its own document.

Mike Moriello states how they will do whatever the Board suggests. Mike Calimano states how the appendices could be referenced as before. Peter Muller agrees, he is not interested in the history, just as it should stand with the information, the comments, and the solution.

There is a question from Mike Moriello as to what should be done with the sections in which there were absolutely no questions or comments. Mike Calimano states that those sections should be carried over as they stand to the FEIS. Doug Eldred states how some of the appendices will need to change as well, or there may need to be supplements to them.

There is continued discussion on the set up of the FEIS, with regards to making the changes and then the Q and A below.

Mike Calimano states how we need this to be from the Boards perspective, in order to say everything has been addressed, and then they agree it is ready for the public to review.

Tim Rogers asks what the applicant now feels after hearing all of the public input. Tom George responds that they weigh every issue, and will continue along with the process.

Dave Clouser discusses the draft RFP for the town to hire a financial consultant. There is discussion on figuring out vacancy rates.

There is discussion on how to figure taxes on a current tax exempt parcel. Doug Eldred reads from the scoping document with regards to fiscal impacts. It is very difficult to determine the impact on the public's assessments.

There is discussion on what exactly a financial consultant will be looking at and addressing.

Mike Moriello states how the applicant is not looking to pay zero taxes, like the college, they are only looking for certain tax relief benefits.

PUBLIC HEARINGS

None

OLD BUSINESS

None

PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION

None

Motion to adjourn the meeting made by Lynn Bowdery.

2nd by Mike Calimano.

All others present in favor. Motion passed.

Meeting adjourned by consensus at 8:45 pm.

These minutes respectfully submitted by Kelly O'Donnell