

Town of New Paltz Planning Board

FINAL Minutes

March 25, 2013

Agenda:

**PB 2013-01, Agri Business Child Dev. Center, 355 Rte 32 S, Simplified Site Plan  
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, Lagusta Yearwood, Eileen Banyra, Lynn Bowdery (alternate)

Board Member(s) absent: none

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

**MINUTES**

February 11, 2013 minutes presented.  
Motion to approve the minutes made by Lyle Nolan.  
2<sup>nd</sup> by Peter Muller.  
Tom Powers and Mike Calimano abstained.  
All others present in favor. Motion passed.

February 25, 2013 minutes presented.  
Motion to approve the minutes made by Peter Muller.  
2<sup>nd</sup> by Lyle Nolan.  
All others present in favor. Motion passed.

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

None

## **APPLICATION REVIEWS**

### **PB 2013-01 Agri Business Child Dev. Center, 355 Rte 32 S, Simplified Site Plan**

Dave Clouser explains their application to the Board. They have applied to do some interior renovations. It is a simple plan with no structural changes, no increase to water, sewer or traffic. It qualifies as a Type 2 SEQR, so it does qualify as a Simplified Site Plan.

Motion to approve this Simplified Site Plan is made by Peter Muller.  
2<sup>nd</sup> by Lyle Nolan.

All others present in favor. Motion passed.

*Eileen Banyra comes in.*

## **PUBLIC HEARINGS**

None

## **OLD BUSINESS**

### **PB 2010-02, K & E Beverage, 255 Main St., Site Plan – extension request**

Mike Calimano updates the Board members on the status of this application. Site Plan approval was granted in 2010, after continued extensions, work has yet to begin. The applicant was asked to appear before the Board to address this issue. At the last meeting the Board had directed the Building Inspector to check to see if any work had been done in accordance with the approved site plan. During this inspection, many violations were noted, and Orders to Remedy were issued.

Bill Brosnan comes in to address his site plan application extension. He states that he does want to do the work. He has started on the outside, it will be a bit longer before he can afford to do the inside.

George addresses the illegal shed/structure on his property. Mr. Brosnan will need a site plan modification to add that to his site plan if he intends on keeping it. He will contact the Building Inspector and his architect about this.

Mr. Brosnan states how he did meet with Sign Language, and he has started working on his new sign to meet the new site plan.

Peter Muller asks for a schedule of the work/changes that he is going to do. Eileen Banyra agrees that he should provide the Planning Board with an accurate schedule of time frames in which the site plan requirements will be met.

Mr. Brosnan will get the Planning Board a schedule by the next meeting, as well as talk to the Building Inspector about modifications to the site plan for the shed, and if it meets the set backs.

Motion to wait on granting an extension until the next meeting, by which time Mr. Brosnan will put together the above mentioned schedule, was made by Peter Muller.

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

All others present in favor. Motion passed.

*Lyle Nolan leaves the meeting.*

#### **APPLICATION REVIEWS CONTINUED**

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

Mike Calimano states how the applicant wanted to appear to address the specifics of the site plan, but he would also like an update on the FEIS.

Tom George states how they are still configuring the best possible format for the FEIS. He would like the Planning Boards opinions on the layout. They are planning to send down some initial sections before the next meeting for their review.

Peter Muller asks if it will be electronic as well. Tom George states that it will be. There is discussion on all of the different sections. Transportation, ecological and water/sewer will be the first sections.

Doug Eldred discusses the site plan comments by Dave Clouser. He discusses the time and considerations by all that went into developing this site plan. Spider Barbour, the Planning Board, and other various sources of information were all taken into account. He shows the Board the actual site plan. He continues to flip through the exhibits.

Tim Rogers comments on how close they came to having to seek a variance for the required number of parking spaces.

The College has agreed to connect the sidewalk from their site, to where this projects sidewalks currently end, so it will be totally connected. It is a 15 minute walk from this property to the student union building and a majority of campus.

There is conversation on a confirmed letter from UCAT as to their new route through the property and on to campus. This will add approximately 5 minutes to the loop. UCAT is currently discussing adding weekend service.

Tom George states how the campus does have zip cars and car sharing.

There is discussion on bike racks. Actual bike lanes cause them to widen the roads, which increases the use of asphalt. With the low speeds, it was found to be safer to share the roads.

There is discussion on the well and pumping system site, as well as the well test results. There will be an access easement for the site with the wells with the property owner.

There is discussion on soils and landscaping design, as well as vernal pools, buffer areas and arsenic levels. A berm and cover with good top soil will surround the Moriello house. It will be sculpted with landscaping.

Tim Rogers asks if there will be some kind of way to create pervious parking.

Lagusta likes the packet that the applicant submitted, it is very well organized. She has questions on the speed limit, is it 10 or 15.

There is continued discussion on the Town hiring an independent Financial Analyst to review the fiscal impact. An RFP was sent out, and we did receive one proposal. It is being reviewed. Possibly an RFQ should be used, rather than an RFP, so that we could have another set of eyes look at this fiscal impact.

Mike Calimano wants the Board members to have some time to review the applicant's potential layout of the FEIS, as many of them have never seen one. It would be easier to get their feed back as they go along, before the entire document is presented.

Eileen Banyra discusses how the actual Board has not really had that much input on the actual site plan itself. They have been reviewing the DEIS, but the input has largely been from consultants.

Mike states how the board needs some time to sit and discuss where they want to go with this on their own. Not approving by section, just looking at them as drafts to see if they are laid out well.

Tim Rogers has questions on the letters that were submitted by Wilmorite, with regards to the PILOT and the IDA. He feels we have been told the opposite, and that we are not in violation of state law with regards to the PILOT. There was never any mention of this project depending on getting a PILOT in the DEIS.

Mike Moriello speaks to the fact that his letter addresses the economics of the project in terms of getting a PILOT.

Tim Rogers is confused, he felt like the IDA made it clear that they were depending on a financial analysis from the town.

Mike Calimano states how they will provide a fiscal analysis to the IDA, but they don't get a say in whether or not a PILOT is granted.

The applicant's attorneys letter stated the opinion that it was up to the IDA to decide on the granting of a PILOT, and not up to the Planning Board. It is a simply an IDA matter.

Doug Eldred states how this PILOT is a state legislation issue.

Tom George states the parameters for applying is what they based their application to the IDA on. No decisions can be made by the IDA until after SEQR. At that point the IDA considers their application, the towns opinion, the Planning Boards information, the publics comments, as well as having their own public hearing before they make any decisions.

There is discussion on who monitors the property. This will be addressed in the fiscal analysis in the FEIS. This will then all be addressed in public hearings.

Lynn Bowdery wants an explanation of a matter in paragraph two. George Lithco answers that the IDA won't actually take title, or control the property, they develop an agreement so that they can keep the property under their tax exempt status.

It is stated how if they don't meet the conditions of the PILOT, that the IDA can nullify the agreement. Also, they plan to pay full taxes on faculty housing.

## **PLANNING BOARD ADMINISTRATIVE MATTERS DISCUSSION**

### **Discussion of SEQR review**

Mike Calimano states how he would like to have George Lithco explain the SEQR review process.

Lynn Bowdery questions what is happening with our RFP? Camoin is a fiscal analysis company that prepared a review for Wilmorite.

Mike Calimano states how the RFP went out, and we got one proposal back. It is currently being reviewed.

Tim Rogers suggests that we send out the questions in the RFP to the emergency services departments, so that they know what we are really looking for.

Eileen Banyra is concerned about what information we have or have not received from these services. Mike Calimano will try to set up meetings and report back to the Board.

Lagusta Yearwood is concerned that she took an oath, and she feels that she can't she do what's in the best interest of the town by not advocating for a PILOT.

Dave Clouser is concerned that we are making a new issue by hiring a fiscal consultant.

Motion to adjourn the meeting made by Lynn Bowdery.  
2<sup>nd</sup> by Lagusta Yearwood.

All others present in favor. Motion passed.

Meeting adjourned by consensus at 8:45 pm.

These minutes respectfully submitted by Kelly O'Donnell