

VILLAGE OF NEW PALTZ PLANNING BOARD
WOODLAND POND @ NEW PALTZ:
PUBLIC HEARING for: SITE PLAN, SPECIAL USE PERMIT & SUBDIVISION
Site Plan Workshop Discussion
MAY 8, 2007

Members Present: George Danskin, Chair; Ray Curran, Marion DuBois, Ruth Elwell.

Planning Board Consultants Present: David Clouser, Engineer, Clouser & Associates; Drayton Grant, Attorney, Grant & Lyons, Al Wegener, Landscape Architect.

Applicants: Cynthia Rozenberg, KRHCS, Senior Living Corporation, Frank Mandy, NLMD; Walter Kubow, Engineer, Susan Boyer, Landscape Architect, The Chazen Companies.

Also Present: Dennis Doyle, Director, Ulster County Planning Board, Dorothy Jessup, Michael Zierler; Village Trustee and Planning Board Liaison, and other members of the public.

Announcement from the Chair:

As part of the Public Hearing, the applicant will include a brief presentation on the recent changes to the drawings, focusing on the latest developments/refinements to the site plan. At the end of the Public Hearing, there would be a workshop discussion with the applicant.

Public Hearing:

The Public Hearing was opened at about 7:35 p.m. Mr. Zierler spoke as the co-chair of the Open Space Committee regarding the conservation easement, the Millbrook Preserve and the proposed boundaries, and Ms. Jessup noted her appreciation for the professional attitude and thoroughness of the Board, the patience of the applicant and the unofficial liaison work performed by Mr. Zierler over the past four years.

The applicant noted the following changes in the site plan from the time of the DEIS submission and stated his interest to submit his comments in writing:

- The amount of land to be purchase from the Erman Estate has increased to create a straighter property line.
- The series of detention ponds has been replaced by one pond **at** a single location.
- As part of the Article 78 settlement agreement, the cottage locations are sited a little further from the wetland.
- There are aesthetic landscaping ponds between the apartment wings instead of a detention pond.
- Parking is closer to the building (55' from 80').
- The esplanade of trees was eliminated as a result of moving the road closer to the buildings.
- The secondary access road now goes across the Erman Estate lands to the Lent Farm Estates and continues to Henry W. DuBois (HWD). There will also be a bike path on this road.

There were no further comments from the public. A motion to close the public hearing was made by Ms. DuBois, seconded by Mr. Curran and passed unanimously by the Board at approximately 8:00p.m. A complete transcript of the Public Hearing will be available from the stenographer in about two weeks.

Workshop:

The Chair explained that the Ulster County Planning Board must review the application and will be submitting written comments for the Village Planning Board to address. Mr. Doyle requested updated information on several items in the DEIS/FEIS requiring resolution at the time of site plan review. These issues, for the most part, had either been resolved or are currently under discussion between the Planning Board and the applicant. Some of the items coincided with the agenda for tonight's discussion. Mr. Doyle's list included the following:

Soil Management Plan/Contaminated Soil. Ms. Rozenberg said the soil management plan is now being written. In general, the contaminated soil will be placed under the roads and parking lots during the early phase of construction. The applicant is currently working with the County Department of Health.

Conservation Easement: Mr. Doyle emphasized that it is important to clearly define the area of the easement, identify the holder, and describe how it will be maintained. Ms. Rozenberg said the Findings Statement affirms the completion of the conservation easement before the Certificate of Occupancy issuance and noted it would probably occur much earlier. In preliminary conversations with the Open Space Committee, the applicant identified all of the property on the lower half of the site and the inclusion of two wetlands for the conservation easement, thereby creating a woodland buffer of approximately 300-400' to their neighbors.

The applicant reiterated the issue of liability regarding public access. The Chair noted the issue has been resolved by including the creation of an easement protecting the land from future development as part of the Planning Board approval. The Board felt this fulfilled their legal responsibility under SEQR. He noted there were several other private parcels, under different ownerships, that would be part of the Greenway and that the Open Space Committee will be the primary negotiator/lead agency

in developing and management of the area, including rights of public access. Mr. Doyle said the Board needs to insure that the approvals related to site plan and easements enable this process to occur, not preclude it. Ms. Rozenberg said the precise location will be delineated in the final site plan and include the western area and the southern and eastern wetlands.

Recreational Facilities: Ms. Rozenberg identified the project's interior and exterior recreational facilities on the drawing including but not limited to: swimming pool, exercise and community rooms, auditorium, billiard and art rooms, gazebos, benches, patios, sidewalk walking trails around the perimeter, connection to other trails, bicycle path on the secondary access road.

Stormwater Pollution Protection Plan (SWPP): Mr. Doyle said the application was incomplete without a final SWPP report. He felt this report should also be required/submitted to the County's Planning Board and the Highways and Bridges Department for approval.

Secondary Access Road: Mr. Doyle was concerned about developing an integrated road system for the Village and how this road would begin to access the entire surrounding area's potential development and connect to existing (public and private) roadways. The Chair said the county should have raised the issue of a Master Transportation Plan when the DEIS was presented so the applicant could have responded in the FEIS. The issue of road interconnectivity in the Village was the topic of a special transportation meeting which included presentations by the applicants for Woodland Pond and Stoneleigh Woods. The applicant noted that the creation of the secondary road was a result of that transportation meeting and showed the path on the drawing. There was a discussion about the road connectivity which crosses across two other property lines. Mr. Doyle felt that the secondary road system should be designed to serve the subdivision and allow for future area lanes in connection to the Lent property. The applicant showed that it did.

Shuttle Buses: The applicant noted they will have their own van/bus service as required by the enabling code. Although they do not intend on using UCAT services to meet the needs of their residents, they would explore having a UCAT stop for employees and visitors.

Fire Access: The applicant has met with the Fire Department concerning appropriate access onto the property, between the structures and out to the cottages. Ladder facility service is available and the sidewalks have been widened in case those trucks needed to be backed up close to the building.

Construction Phasing: The applicant said the construction period will take about 20 months for the entire facility to be completed.

Construction Access/Left Turning Lane: The applicant filed an application with the County Highway Department to create a left turn lane. Mr. Doyle said he spoke with the Highway Dept. and they would try to expedite the process. Mr. Mandy said there will not be a lot of traffic/deliveries during the first 60-75 days of construction since they will be doing clearing and foundation work.

Water and Sewer Routing: The routing will now be along the secondary access road (Erman Lane to Lent Subdivision to Henry W. DuBois). The applicant will also be improving the pump station at HWD. Regarding water pressure to fight fires, the hydraulic study has shown that the water main is large enough to provide enough pressure without booster pumps.

Site Plan Changes: Mr. Doyle asked the applicant to clearly mark areas that have changed from the DEIS site plan (e.g. cottages, retention pond).

Site Lighting: This type of lighting and the effects on the residents and surrounding area had been reviewed with the Planning Board. The applicant will submit the lighting plan on the next drawing. After a discussion about the desired lighting height for various aspects of the project, the Board agreed to 24' lights in the parking lot, 18' lights around the building and 3' bollard lighting for the walking areas.

The UCPB will forward written comments from their May 2, 2007 meeting. The applicant/Planning Board will submit all requested information by May 28, 2007 for review at the June 6, 2007 UCPB meeting including: (a) contaminated soil plan, (b) site construction access, (c) documentation of the Highway Department application (left turn lane) and (d) a clearly demarcated location of the conservation easement. Before responding to UCPB's recommendations/requests regarding the secondary access road and trails, Ms. Grant will verify whether the specifics of those issues are actually under the purview of the Planning Board.

The Chair noted there were several items on tonight's agenda that overlapped Mr. Doyle's list.

Secondary Access Road: There was further discussion about the connection with Ermin Lane, Mr. Ermin's property and potential planned development, opposition to the initial connection, and the existing right of way from Mr. Bienstock. The Chair felt the connection was important to preserve future options for connecting the N-S connection to N. Putt Corners Road along the lines of the right of way and along the lines of the existing private lane/Ermin Lane (and wanted the applicant to explore this further). Ms. Elwell believed it would be more appropriate to examine connectivity requirements when Mr. Ermin's comes to the Planning Board for site plan review. Mr. Curran also considered this a future concern, noting that it did not effect the north-south roadway, which is the concern for this project (and can be resolved as part of this application). Although there is County interest/desire to have additional connections, he agreed with Ms. Elwell that the east-west

connection was not part of this application and would be reviewed in a subsequent application from Mr. Ermin.

Left Hand Turn Lane: The Chair indicated the drawings should include the left hand turn lane and that the Planning Board's approval should indicate completion of the lane by January 1, 2008. After discussing variables outside the applicant's control that could delay completion (e.g. approvals, weather etc.) the Board agreed to accept the sequencing of the completion rather than a specific date.

Structural Soil: By reconfiguring the plantings in the parking lot and the layout in the islands the applicant eliminated the need for structural soil. The landscaping plan has been revised to include more diverse trees, larger shade trees (for the cottages) and a better balance of species. The species and number of trees are now indicated on the plan. Ms. Boyer said the access trail (to the north) will be indicated on the plan and that the materials/construction will be developed in consultation with the Open Space Committee.

Mr. Wegener had two concerns

1. A Soil Management Plan/procedure for handling the soil in ways that avoid compaction in the planting areas. Ms. Boyer said this would be noted on the detail sheet.
2. A Provision for irrigation or watering. Ms. Boyer said they would follow a best management practice for irrigation for the installation of new trees and would forward the information to Mr. Wegener. Mr. Wegener said adequate facilities would be required for watering as well as a plan for exactly how the plants would be watered (drip line, sprinkler system, hose). After some discussion, the Chair felt that performance standards were needed (e.g. how wet, how often, when etc) rather than a methodology Ms. Elwell felt this may be beyond the parameters of site plan approval. Mr. Wegener will review the applicant's materials and provide comments to the Board.

Utility routing: The applicant said they had met with the Mayor, Town Supervisor, Mr. Zierler and Mr. Clouser. The lines are in a location that can be appropriately accessed. A meeting is scheduled on Friday with the Brinnier & Larios, DPW, and Chazen. The applicant said water can be accessed near the Fire Station (corner of HWD) and sewer would have an access point down HWD with an upgrade of the existing pump station.

Roof Run-off to Wetlands: Mr. Clouser said DEC allows one proprietary device (there's a dozen of them out there) and stipulates a certain depth of installation. He said DEC would approve a dry swale on the east side of the perimeter road; this would be a one-time disturbance. The site plan will be updated to reflect this change. The AAA wetland will have a filter system.

Soil Management Plan/Contaminated Soil: This issue was addressed earlier in the evening.

The applicant said they hoped to resolve all the issues with Ulster County Planning Board by the County's June 5, 2007 meeting and would like to have the Village Planning Board vote on site plan/special use permit and subdivision approval at the Planning Board's June 12, 2007 meeting. The applicant said the Board would have the engineering for the road to the Erman property line to the Lent subdivision prior to the meeting. (The off-site utility drawings will not be available by June 12th but it not required for site plan approval.)

Additional Issues:

Pavement Width: Mr. Clouser noted the following:

1. The pavement width on the road perimeter was 1' less than required by code on the road
2. The pavement width of the parking aisles in the parking lot were 2' less than required.

Since the code does not include a modification plan/waiver condition for the Planning Board, the applicant will either have to conform to the code or request two variances from the ZBA.

Monitoring Construction/Environmental Condition for Code Compliance: The applicant will submit some potential firms for monitoring conditions for review by the Village Board and Planning Board.

Approval: The approval for site plan, special use permit and subdivision will be given as one entity. The plat can be submitted later.

Adjournment: A motion to adjourn was made by Ms. Elwell, seconded by Mr. Curran and passed unanimously by the Board at 10:10 pm.

Respectfully submitted,

Alison Shestakofsky
Secretary to Village Planning Board

Copies to Trustee Michael Zierler
David Clouser, Engineer
Bob Chamberlin, Traffic Engineer

Drayton Grant, Attorney
Ted Fink, Planner