

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP/REGULAR SEPTEMBER 1ST, 2009**

- Call to order:** The meeting was called to order at 7:05 p.m.
- Members present:** Raymond Curran, Chair; Thomas Rocco; Linda Welles, Terrance Ward
- Also present:** Seth McKee, Kevin Bernstein, Drayton Grant, Dave Clouser, Walter Kubow, Dave Scarpino – CFO – Woodland Ponds, and Frank Mandy.

Public Hearing

- PB03-24: Woodland Pond at New Paltz. North Putt Corners Road. [SBL: 86.2-1-7; 86.2-1-2-112; 86.2-112.100] Kingston Regional Senior Living Corp/New Life Management & Development. Proposed Continuing Care Retirement Community.
Request to modify site plan and special use permit regarding the bypass and turn lanes on North Putt Corners until easement issues resolved with adjoining property.

The CFO at Woodlands Ponds presented a signed agreement between the adjoining property owner and construction for the turning lane is progressing nicely and is about 90% complete. The owners at Woodland Ponds are comfortable that the construction would be complete by the opening. Kathy Moniz will monitor the progress.

Tom Rocco made a motion to grant the request without conditions. The motion was seconded by Chair Curran, all in favor say aye. The vote was as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye. Motion passed unanimously

- PB09-078: Woodland Pond at New Paltz. North Putt Corners Road. [SBL: 86.2-1-7; 86.2-1-2-112; 86.2-1-12.100] Kingston Regional Senior Living Corp/New Life Management & Development. Proposed Continuing Care Retirement Community.
Temporary Emergency Access Road

There were concerns from the board for the safety of the residents. Chair Ray Curran voiced concern that the residents would be inconvenienced if the road is not completed in a year or so. The owners of Woodland Ponds explained that this issue is being resolved by the Town and the town homeowner and legal actions will be necessary to resolve the issue. Kathy Moniz explained that the access road was able to accommodate fire trucks and emergency vehicles and that she personally rode in the vehicle. Ray Curran is concerned about this being a safety issue as with other board members. The owners explained that the access road was more for the residents to have access to downtown and not for safety per se. David Clouser spoke saying the secondary access road came after the traffic study and was not included in the study. He also expressed concern with safety being an issue if there are 300 occupants. Chair Ray Curran summarized that there is not a need for a plan “B” since the likelihood of this being build is sufficiently high for us to have a sensible level of security that this will be done. David Clouser feels that an approval should be based on the occupancy rate. The lawyers for Woodland Ponds do not feel they should be penalized for something they have no control of. Since the safety issue have been met, it would be a hindrance if the approval is based on an occupancy rate. Ray Curran stressed that the board would like to re-visit the issue if this access road is not built within a year from now. Linda Welles asked “how many of these units are occupied or going to be occupied”? The lawyers for Woodland Ponds responded that they have 169 (committed) out of 201 (which is 85%) with about 100 coming in gradually over the next couple of months. Tom Rocco did not agree with Linda Welles about limiting to occupancy rate but that there should be a trigger that would bring us back to the issue if this road is not completed. Terrance Ward made a motion to grant the request based on a 50% occupancy rate. The owners stressed that they are at 85% with committed occupants. Tom Rocco would be in favor of approving with a short time line, about 6 months, and Woodland Ponds must come back to the board with an alternative if the road is not completed. The owners have agreed to put up a bond to secure the completion of the access road. The owners again stressed that the issue holding them up is a legal issue between the Town and the town homeowner. Linda Welles said she would be comfortable with 75% occupancy rate

Terrance Ward modified his motion to grant the request with the following conditions: Until such time the litigation/legal issues is resolved, 75% occupancy along with a letter of credit as agreed upon by the Town at the time the issuance of C/O issued. Woodland Ponds will come back to the board if a plan B is necessary. The motion was seconded by Chair Curran, all in favor say aye. The vote was as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye. Motion passed unanimously

Pre-Application Review

PB09-072: Kathleen Kelly Green, 24-26 Church Street, New Paltz, NY 12561 [SBL: 86.34-6-17 (B2)]
Proposed subdivision of property 1.15 acres

Board reviewed the application and recommended that the homeowner get an engineer to layout the proposed lot lines.

ZBA - Recommendation

ZB-09-075: Alpenklee, Inc. - Green Acres - [SBL: 78.82-3-23(R-1)]
Area variance: R1 to R-2 setbacks

The board's recommendation is to approve this variance since it meets the requirements.

Adjournment

Having no further business to discuss, meeting adjourned.

Respectfully submitted,

Jacqueline Sherbin
Village of New Paltz
Planning Board Secretary

Copies to: Drayton Grant, Attorney
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David Clouser, Engineer

Ted Fink, Planner