Planning Board Minutes – August 15, 2017

Present: Paul Colucci, Chairman, Keith Libolt, Vice Chairman, John Friedle, Secretary, Joe Hayes, Raymond Sokolov, Carol Richman, Josh Verleun, Warren Weigand.
Also Present: James Freiband, Consultant

PUBLIC HEARINGS

Michelle Rhodes: 3 Lot Minor Subdivision 10 Phillies Bridge Road, RA district Gardiner Public Hearing Opened at 7:30 pm

Chairman Colucci read public hearing notice asked for any comments from the public. No comments were received, and the comment period was left open for 30 minutes.
Jim Freiband read his memo dated August 13 (on file) regarding the proposed subdivision. Among other things, the memo noted that no Ulster County Department of Health approval is needed for the project due to proposed lot size. Owners would be required to obtain permits for each installation.
After 30 minutes Chairman Colucci asked again for any comment from the public. No comments were received, and the public hearing was closed on the motion of Joe Hayes, seconded by Ray Sokolov and carried , all in favor.

Taylor Family Partnership LP (owner) and Shinrin Yoku, LLC (applicant) for a Special Permit and Site Plan for a Lodging Facility on Route 44/55 and the Shawangunk Kill

Hearing transcript from the Heartwood Public Hearing is attached. Reported by Karen Schmieder, SMI Court Reporting and incorporated by reference.

Applicant provided an update on the latest revisions to the project through updated document submittals and a visual presentation.

The applicant reported that the Ulster County Health Dept gave a preliminary approval for the project water supply following a completed well pump test.

Planning Board Attorney Dave Brennan, clarified the involvement of the State Historic Preservation Office (SHPO) in the project approval process.
Joe Hayes-commented on the sufficiency of the sewer and septic plans, noting that the applicant had designed a system that exceeds the usual standards.
The applicant's engineer Barry Medenbach commented on the sewer and septic design, detailing how the addition of pretreatment had substantially improved the design.

Jim Freiband read his latest memo dated August 13th (on file) regarding the status of the Heartwood application. Discussion: Planning Board decided to hire an outside engineering consultant from the Town ~~Baord's~~board's list to peer review the applicant's submittals prior to September Planning Board meeting

During the Public Hearing on Heartwood/Taylor Family Partnership, Planning Board Member Carol Richman asked about SEQR on Shaft Road Kiviat. Discussion tabled by chairman.

On motion by Keith Libolt and seconded by John Friedle the Planning Board voted to continue to keep the Public Hearing open.

Old Business

Subdivision Shaft Road LLC for a Major Subdivision consisting of ten (10) residential building lots situated within RA Zoning District along 85/91 Shaft Road and South Mountain Rd (Public Hearing closed)

Shaft Road Applicant asked not to be held tonight for unforeseen circumstances .Applicant is preparing responses to reports. Mr Freiband read memo dated August 3 (on file). The Board agreed to schedule special workshop meeting for August 22 at 7:00PM to complete the SEQR documentation review and identify consensus on each of the SEAF Part II based on the information assembled this evening.

Wood 1A (Orchard 208) Site Plan (Public Hearing Closed)

Chairman Colucci began discussion on the Site Plan review of Wood 1A (Orchard 208) Open Space Development.
The subdivision consists of 53 residential units split between multiple apartment buildings on the DiPiero Farm Property
Present for the applicant: Jeff Spiritos, Attoney George Lithgo representing Wood 1A from Gubits and Jacobowitz

The applicant highlighted changes in the proposed development, including moving the southern cluster further away and rotating the baseball field 180'
The applicant gave a presentation to the board and public to highlight:

1. Revised Site Plan
2. Revised Prel Sewage Disposal System Design
3. Water Sufficiency well testing
4. New building concept design
5. New soil surface evaluation

The board discussed the current status of the project application:
It was stated that slides of the project Site Plan shown during meeting would be be posted on Town of Gardiner Website.
Jim Freiband read his memo dated August 5 (on file) on the status of the planning board's review of the project and suggested that the board should consider a workshop meeting to review SEQRA that would be open to the public, but not allow for public input.
The workshop meeting was set for August 22, 2017 at 7:00 pm at Town Hall.
Warren Wiegand asked the applicant about why a 72 hour well test was not used. Applicant responded that a 24-hour test satisfied DEC requirements
Jeff Spiritos said Jim Wild (Jim Wild Well Drilling) will do additional testing of existing well
Carol Richmond asked a question about Water quality
Ray Sokolov asked who would be available to attend the workshop
A board member asked Jeff Spiritos about Tobias, applicant responded that Tobias is no longer involved
Carol Richmond asked a question about the building system used for the project including Cross Timber

A board member asked the applicant about the different names for the project that appeared on different documents including Green 208 and Orchard 208. Applicant stated that Orchard 208 is an old name no longer in use.
Keith Libolt stated that the barn on the property bordering Route 2018 had recently been demolished.
Ray Sokolov commented that a traditional barn would not be constructed as part of project. This was confirmed by the applicant.
The applicant answered some additional questions from the board and provided details:
A green roof is no longer being considered for the project. A solar panel array is a possibility.
The new project Architect is Gray Organiski Architect New Haven CT with expertise in cross laminated timber.
Chairman Paul Colucci and Attorney David Brennan discussed that in order to make a SEQRA determination, the additional pump testing should be completed. Attorney Brennan advised that the workshop meeting could continue as scheduled without the testing being complete, but that a final decision for the SEQRA determination should not be made until after test results have come in.
It was noted that an escrow account had been established by the town for the project had been established and the sum of $5,000.00 deposited.
Carol Richmond asked if the escrow account would pay for conservation analyst review, and soil tests waiting to be done
On Motion by Keith Libolt seconded by Ray Sokolov the question was taken up over if the application should be sent to an outside consultant for review.
Warren Wiegand asked if review was needed.
Keith Liebolt supported the review proposal.
Jim Freiband commented on the review and sending out to engineering.
Warren Wiegand stated there were missing pieces.
Jim Freiband made a comment on SEQRA: because of agricultural Type 1 action needed. There are issues for the DEC, habitat, great detail.
On Motion Joe Hayes for Environmental Review by consultant seconded by Keith Liebolt. Motion opposed by Warren Wiegand & John Friedle, supported by all other members. Motion passed.

New Business

Lot Line Revision - Ronald and Lois Cohn Ridgeview Subdivision 521 Route 208

Jim Freiband read memo dated August 4 (on file) on this lot revision. Jim commented that the Town board may need to conduct a hearing on removing road. Lot Line revisions do not require Planning Board hearing.
Chairman Paul Colucci commented: Town Board does not have to do hearing, but it is their action.
Joe Hayes stated he thought there was no benefit in a Public Hearing.
Jim Freiband stated that the project does not require the road any longer.
On Motion by John Friedle to grant sketch for the Lois Cohn Lot Revision Map dated 5/30/17 to proceed as outlined in the PPBS memo: seconded by Ray Sokolov. All in favor. Motion passed.

ADJOURNMENT
Motion was made by Paul Colucci, seconded by John Friedle to adjourn the meeting. All in favor. Motion carries.

Respectfully submitted,

Donna M. Smith
Planning Board Clerk

APPROVED DECEMEBR 19, 2017