

SEQRA Joint Meeting

March 16, 2021

5:30 PM

Attendance:

Planning Board: Scott McCarthy, Sal Cuciti, Carl DiLorenzo, Gerry Marion, Franco Zani, Charley Long, Lambros Violaris, William Meltzer

Town Board: Fred Pizzuto, Claire Winslow, Lenny Auchmoody, Joe Mazzetti, Mike Guerriero

Paul VanCott mentioned that The Villages has submitted an application for a SUP for the ALF part of the project, but not the PRRD. He is not sure if or when the applicant will submit an application for the PRRD part. For SEQRA purposes both pieces must be looked at together. The planning board is the lead agency in this project and its up to them to determine if there are significant negative impacts or if they have been mitigated. If they find one or more impact to be significant then applicant would have to do an impact assessment, if there are no negative impacts then the ALF would continue review for the planning board. As for the PRRD if or ever submitted a review board would be created of town, planning and zoning boards and if approved then the town board would have to make a decision to hear it or not. If they decide to hear it then SEQRA will be looked at before going back to planning board.

Joe Mazzetti asked so both phases of the project have to be looked at for SEQRA even though one might not ever happen?

Paul said that is correct.

Meeting then turned over to applicant team.

John Furst gave a run down of the project. He mentioned that the project was on 56.3 acres and that it was an opportunity for seniors to have amenities, they will have support not only for physical needs but also social needs as well. The ALF is supported by the NYS Department of Health. For the PRRD they plan on having 178 houses, a club house and recreation facilities.

Kelly Libolt then mentioned that the project was located on 7 parcels with access to route 9W, Mayer Drive and Apple Lane. The zoning of the project site is R 1/2. She mentioned that the ALF

part was 2 structures that are 2 stories high, include a small office and would have 74 parking spots. She also mentioned the PRRD would be a gated community. The project avoided the steep slopes and the creek in the back of the project. For the ALF part they are proposing to plant 276 shrubs and 297 trees. 1/3 of the land would be protected with conservation easements. They are also proposing new sidewalks along Mayer, Argent and 9W including crosswalks.

Don Petruncola mentioned that the 2 story buildings would be terraced, the rise in grade on the site is 54'. The front building would have larger, steeper pitched roofs, so the back buildings won't be as visible from the road. He also mentioned that the sale office would be one story and would look like one of the cottages from the PRRD phase.

Kelly then went into the SEQRA main points.

Land: Kelly mentioned that only 42 acres of soil would be disturbed or effected. They provided a soil removal plan for contaminated soil. 5% ADA grades were maintained. They also submitted a detailed SWPPP.

Surface Water: Kelly mentioned that there would be no impacts on DEC or Federal wetlands. There would also be no impact on the Twaalfskill Creek.

Ground Water: Kelly mentioned that there would be no impact on ground water. The applicant worked with the water/sewer committee, they agreed that the town would be able to provide the water and that they can accept the sewer.

Flooding: Kelly mentioned that the applicant has submitted a grading plan and full SWPPP.

Endangered Species: Kelly mentioned that on the site there is potential habitat for some endangered species, but none of them have been seen in the project area.

Agriculture resources: Kelly mentioned that project area isn't actively farmed. There are no farms within 500 ft. Also, there are elevated levels of metals and pesticides in the soil.

Aesthetic Resources: The applicant has supplied elevation and renderings of the buildings.

Historical Areas: There are no historical properties listed nearby, nor located near or next to any historical district.

Open Space: The applicant plans on preserving 18 acres, with 10 acres near the creek. Which would be permanently protected with easements.

Transportation: Kenneth Wersted mentioned that the project would connect to Mayer Drive with a signal at 9W. The traffic study that was done included the storage facility, the 72 apartments behind Dollar General, the 120 single-family homes are Argent. In 2019 the applicant was proposing 212 senior units, 135 beds for the ALF, an 11,000 sq. ft. urgent care. In January 2020 the traffic study was updated to include The Views as well. In November 2020 the

applicant reduced the project to 175 senior units, 135 beds in the ALF, 5,000 sq. ft. primary care with this they are suggesting a 20% decrease in the amount of traffic. The applicant is not reducing the proposed traffic improvements.

Noise, Odor and Light: Kelly mentioned that the proposed light plan is compliant with town codes. They have submitted a new landscape plan along the residential parcels. Also, mentioned that the construction will comply with town noise ordinances.

Consistency: The proposed project is allowed in the zone, with a SUP. The project is consistent with the uses/bulk requirements in code. They have also proposed improved traffic measures (cars and walkways).

Andy Learn mentioned that the traffic engineers reviewed the traffic studies and agree that they are fine. Also confirmed that water and sewer can be provided.

Joe Mazzetti asked who completed the EAF form?

Paul VanCott replied that the applicant completes part 1, part 2 and 3 are normally done by lead agency. Part 2 looks at any negative impacts then in part 3 any of the large impacts tries to explain why an environmental impact assessment does not need to be done as they are mitigated. In this case the applicant not the lead agency did parts 2 and 3.

Joe mentioned that he was concerned with traffic as they are proposing to enter though Mayer where Chapel Hill already has issues. He suggested looking at lining it up with Argent Drive.

Kenneth replied that they looked at the Mayer/Argent connection, but Mayer would then come down at a steeper slope to do that. DOT also commented that Mayer was a better connection.

Joe asked if the traffic study was done before COVID or during it?

Kenneth said that the study was done before.

Carl asked if the traffic light that was proposed at Mayer would it be just a north/south turn?

Kenneth said yes.

Carl asked will there be a no turn on red sign?

Kenneth responded that it was still on their to do list.

Carl asked can the traffic, water, and sewer all handle all these projects in this area?

Andy said yes.

Carl asked has the steep slopes been measured as it looks to be about 20%.

Andy said that they haven't measured the grade yet, but limitations can be added on those areas.

Carl asked how many stormwater retainment areas are there?

Andy replied there are 5 to 6 and underground practices.

Andy Willingham mentioned that they are proposing underground water storage systems.

Sal asked about one pond that was serving as a buffer, so how does that pond work with the tree plan?

Andy mentioned that the plan is conceptual and that can be adjusted.

Andy Willingham mentioned that the stormwater ponds were oversized. Only showing the worst case.

Sal mentioned that they are taking acreage from storage facility for 3 ponds on steep slopes and is concerned that both are very visible from Mid-Hudson Bridge. Also, is concerned about the steep slopes and would like to know alternatives.

Andy Willingham replied that ponds are larger than should be and will refine the stormwater ponds.

Joe asked worst case what do you mean by that?

Kelly replied the area of concern that you have are all for the PRRD area and only shown for SEQRA purposes.

Joe said shouldn't you show the PRRD as proposed not worst case.

Paul mentioned that the steep slopes and visibility of the PRRD can be looked at closer SEQRA wise when the applicant applies.

Joe is concerned about terraced buildings and how they factor into the max of height of 35'?

Don mentioned that the buildings are only 30' high.

Claire mentioned that she is concerned about getting the water into the project area.

Franco said that the water and sewer system will be private. It will be a loop system and have no stand pipes. There will be some upgrades to sewer but it will be at the cost of the developers.

Joe asked if there was any way to do the project without it being private?

Franco said there possibly could be a way, but at what cost. It is better served as private.

Scott asked if it wasn't private then the town would have take care of it?

Franco said yes, if they walk away the town would be responsible for it, being private the applicant would also be responsible for the maintenance.

Claire asked will there still be a meter?

Franco replied yes, the town would still get the money for the water and sewer used.

Lenny mentioned that the water and sewer lines would still be inspected by the town and Ulster County, built to town code and specs.

Motion to adjourn meeting