

TOWN OF PLATTEKILL
PLANNING BOARD
P.O. BOX 45
MODENA, N.Y. 12548

Minutes of: February 22, 2022

ROLL CALL: Chairperson, Cindy Hilbert, Lorraine Morano (7:30)
Nathaniel Baum, Ernie VanDeMark

UNEXCUSED ABSCENT: Vice Chairman: Richard Gorres

EXCUSED ABSCENT: Darlene Ruscelli

APPROVAL OF MINUTES: February 22, 2022

Ms. Hilbert moved the minutes to the end of the meeting.

OLD BUSINESS:

***New Paltz Center
1741 Rt 32, Modena***

***SBL# 101.2-2-17.211
Skilled Nursing Home & Assisted
Living Center***

Mr. Jessie Cokeley, from Collier Engineering and Design, (formerly Maser Engineering) is representing the project. Mr. Coakley stated that since the project started the Town has adopted the State Highway Overlay District Zone. This will now apply to this use of the application.

The New Paltz Center will be a two story 406,000 sqft. nursing home with two hundred (200) skilled beds and forty (40) assisted living beds separated through out the three (3) wings. The 406,000 sqft includes the two stories of nursing care, the attic and also the cellar area.

He stated that there were some slight changes to the architecture. They will be adding two (2) cellars and a designated loading dock. The parking areas for the project have also been modified. Mr. Jason Floyd has been doing the well testing. The stormwater calculations have been done as well as the well testing.

Once the Town takes Lead Agency on the project, they will submit their lighting and landscaping plans.

As discussed previously, they are intending to have a “Boulevard” style entrance with a separate lane for incoming and outgoing traffic separated by a divider. They are planning on having a bus stop at the entrance as well. The roadways will have a “loop” style pattern of traffic. This will help with the emergency services traffic flow.

Mr. Cokeley stated that the above ground reserve water storage tanks will be filled by the four (4) wells and will be monitored. It was stated that well #2 is the primary source and if it goes down it will be able to run off of well number #1, #3, & #4. There will also be an onsite wastewater treatment plant. They could possibly install underground water tanks or install the holding tanks in the cellar of the building. The reserve storage tanks could be filled by the onsite well or from outside water sources. The project would have separate potable water tanks.

A generator will be installed and will run on Diesel and will be an above ground tank. The cooking and laundry will be run via propane and is TBD where that tank will be stored. It will probably be near where the kitchen and laundry rooms will be.

If well #2 goes down (primary water source) they would be able to maintain enough water to keep the project going. Mr. Cokeley stated to refer to the SGM Report (dated July 7, 2020) that discusses the different options.

Mr. Baum asked the applicant if they were going to apply for any type of exemption or if they were looking to be paying taxes. Mr. Ben Diamond stated that they were not looking for an exemption.

Mr. Jason Floyd, the geologist working with the project, stated that they have found two (2) other fractures that will supply the lines of water. Ms. Hilbert questioned if the fractures were horizontal or vertical. Mr. Floyd stated that they were horizontal.

Mr. Floyd stated that there was two fractures in the well up front and that this well and well #2 were connected. The engineers have discussed the possibility of drilling an additional well as a back-up.

They conducted a pumping test and monitored the drawdown of the test wells. The drawdown of the front well was slightly back. It was stated that the water level recovery was at 90%.

The average well depth will be approximately 400 ft deep.

The first three (3) wells have the same vein and the fourth (4) is a separate vein.

Test Well #1 500 ft.

Test Well #2 400 ft.

Test Well #3 420 ft.

Test Well #4 305 ft.

All wells are in the same formation – Normanskill shale setting.

Testing has been performed on #2 & #3 and further testing may be done if required. The fractures on the front well are at a high angle. The average daily demand is calculated using the best well out of service. The average well within a mile radius produces an average of 14.7 gallons per minute.

Test well #2 was previously shown to be in the wetland buffer area, but after a more accurate survey, it is not in the buffer area.

Mr. Hines stated that it was been over a year since the Town Board approval and they are now procedurally under new requirements for the project. The Planning Board held off declaring Lead Agency until the Town Board passed their resolution for the Overlay District. The Town Board will now defer all information and questions to the Planning Board. As part of the procedure, the Town Board should not take Lead Agency for the project. It is up to whomever takes Lead Agency to circulate the Notice of Intent.

For the Overlay District an applicant would need to apply to the Planning Board with their application and then the Planning Board will refer it to the Town Board. The Town Board would then vote to anchor the application and project to the specific site. Mr. Hines also mentioned that there was language in the Code that states what the usable acreage would be and how to calculate it. This would be used to determine how the project would fit on the site.

A former Planning Board member was involved in the testing process with the applicant. She was involved in reviewing the areas of influence for Test Well #2

and Test Well #3. The applicants will contact the surrounding property owners for the three closest well location and conduct a 1' drawdown test. They will need to get the home owners approval before they start their monitoring. They will be reviewing the data logger before and after the drawdown.

Mr. Baum asked what the locations of the three test wells were. Mr. Cokeley stated that one well was located north of the property and the other two test locations were across the street from the project. The Board stated that they felt the tests should be focused on wells that were along the veins used to support the test wells.

Ms. Jane Alfi: When the testing is done and they approach the neighbors, do you explain what you are doing in the area? Mr. Cokeley stated that when they approach the residents they come with a letter explaining the process and why they would like to monitor their wells. They try to be as transparent as possible.

The applicant has received their NYS Department of Health approvals. This project should be listed as a Type 1 Action. It is also located in the Counties Agricultural District #2. There are two potential endangered species located on the property (bald eagle and Indiana bat).

Ms. Hilbert explained that the Town has requested they state when approaching the homeowner that they have a letter to address what they are doing. (Mr. Hines stated that he will draft one for them to use).

Mr. Diamond further explained how the layout of the building was going to work. He stated that there would be a central cove in between the wings of the building. The assisted living area would be located on the first floor with the skilled nursing unit located on the second floor. There would also be a pediatric/young adult treatment area located in the skilled nursing section.

There would be cellar area located under the two building extensions and under the "stem." The storage area would be located in the back of the building. They had originally mentioned that they were going to incorporate a court yard area within the center of the building but they will no longer be doing that. They would have a diesel generator as a backup electric source for the site.

They were currently looking at several different heating and cooling options. They were considering using a geothermal heating and cooling system as their primary source. The mechanics for the project would be located in the open attic area of the building. The diesel fuel storage tank would be located in the rear of the building and be above ground.

The Department of Health requires a VRF electric back up for this type of project. There is currently a three-phase electric line that runs along Route 32.

The building would be constructed out of large gage metal to create the “super” structure and it would have a stone veneer.

The Planning Board stated that they would have some concerns on the demand this type of project would have on the local emergency management departments. Mr. Diamond stated that any non-emergency issues would be handled with a contracted agency. Any 911 or true emergency situations would be handled through their on site physicians and if needed through 911.

Mr. Pat Hines stated that the Planning Board is at the point where they can pass a motion to take lead agency. His office will draft up a letter to send out to the interested parties and he will handle sending out the information to the interested parties.

MOTION: Ms. Hilbert made a motion to declare intent to take Lead Agency with Mr. Baum seconding the motion. All ayes on the motion.

Mr. Hines has a Hydrogeologist that works in his office and he will have him review all the paperwork submitted by the applicant in relation to the well testing and the test reports the (SGM report dated, July 17, 2020 and the Dwyer Geosciences letter dated September 3, 2020.) The applicant is proposing to have a total of 6 above ground water holding tanks. Five of them will hold 15,000 gallons and there will be one 8,000 gallon tank.

DISCUSSION:

Mr. Delviscio, 78 Decker Road, dropped of a new set of maps and wanted the board to review them and see if they were what the board was looking for before he submits a new round of set of them.

Mr. Hines stated that they are ok for preliminary plans but they will change throughout the process.

MOTION: Ms. Morano made a motion to approve the January 25, 2022 minutes as amended with Mr. VanDeMark seconding the motion. All ayes on the vote.

MOTION: Ms. Morano made a motion to postpone the minutes of February 8, 2022 till the March 8, 2022 meeting with Mr. VanDeMark seconding the motion. All ayes on the vote.

ADJOURNMENT

MOTION: Ms. Hilbert made a motion to adjourn with Ms. Morano seconding the motion. All ayes on the vote.

The meeting adjourned at 8:10 p.m.