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Village of New Paltz Planning Board  
Regular Meeting of Tuesday, July 31, 2018  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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Present: Eve Waltermaurer, Chair  
Tom Rocco, Alternate  
Michele Zipp, Alternate

Absent: Denis McGee  
Richard Souto

Also Present: Alana Sawchuk, Planning and Zoning Secretary  
Rick Golden, Planning Board Attorney  
William Murray, Village Board Liaison

***Welcome***

7:00

Chair Waltermaurer runs through the Agenda for the evening. There are two Public Hearings, as well as three applications up for review.

***Public Hearings – 7:00 PM***

***1. Site Plan***

***Lot line revision***

PB18-22: 15 Plattekill Ave.

Applicant: STAN 15, LLC

Zoning District: B-2

SBL: 86.34-4-1.100/86.34-4-2

7:02-7:03

Mr. Rocco moves to open the Public Hearing for PB18-22, 15 Plattekill Ave., STAN 15, LLC. Ms. Zipp seconds. 3 ayes. Motion carries.

No one from the public comes forward to speak.

Mr. Rocco moves to close the Public Hearing for PB18-22, 15 Plattekill Ave., STAN 15, LLC. Ms. Zipp

seconds. 3 ayes. Motion carries.

*2. Site Plan/Special Use Permit*

*Expansion of gas station retail*

PB18-03: 158-160 Main Street

Applicant: Mike Khorassani

Zoning District: B-1

SBL: 86.34-7-14

7:03-7:04

Ms. Zipp moves to open the Public Hearing for PB18-03, 158-160 Main Street, Khorassani. Mr. Rocco seconds. 3 ayes. Motion carries.

No one from the public comes forward to speak.

Ms. Zipp moves to close the Public Hearing for PB18-03, 158-160 Main Street, Khorassani. Mr. Rocco seconds. 3 ayes. Motion carries.

***Public Comment (00 minutes)***

***No one from the public comes forward to speak.***

***Application Review***

*1. Site Plan/Special Use Permit*

*Expansion of gas station retail*

*PB18-03: 158-160 Main Street*

*Applicant: Mike Khorassani*

*Zoning District: B-1*

*SBL: 86.34-7-14*

*7:04-7:06*

Mr. Khorassani and Mr. Willingham approach the Board. Chair Waltermaurer summarizes the project and reads through the Resolution, including specific conditions that must be adhered to by the applicant:

1. Prior to the signing of the plans, the Applicant shall obtain all necessary approvals for the proposed parking space on South Oakwood Terrace and the adjacent curb including, but not limited to, written approval from the Village Department of Public Works.
2. The Applicant shall replace the three lights in the front of the building above the garage bay doors with night sky friendly fixtures.
3. This approval is not approving any encroachments on neighboring properties, regardless of whether such encroachments are shown on the site plan.

Chair Waltermaurer requests a motion to approve the application. Ms. Zipp moves to approve the Resolution for PB18-03, 158-160 Main Street, Khorassani. Mr. Rocco seconds. 3 ayes. Motion carries.

*2. Site Plan*

*Lot line revision*

PB18-22: 15 Plattekill Ave.

Applicant: STAN 15, LLC

Zoning District: B-2  
SBL: 86.34-4-1.100/86.34-4-2  
7:06-7:11

Ms. Smaldone approaches the Board. Chair Waltermaurer summarizes the application and reads through the Resolution. No specific conditions exist within this Resolution.

Chair Waltermaurer requests a motion to approve the application. Mr. Rocco moves to approve the Resolution for PB18-22, 15 Plattekill Ave., STAN 15, LLC. 3 ayes. Motion carries.

### *3. Site Plan*

#### *Porch construction*

PB18-21: 36 S. Manheim  
Applicant: Jason Vandermer  
Zoning District: R-2  
SBL: 86.42-4-31  
7:11-7:22

Mr. Vandermer approaches the Board. At a previous Planning Board Meeting, Mr. Vandermer did not have full site plans as required for an application to be considered administratively complete. Mr. Vandermer provides the Board with more detailed plans, and will be going before the Zoning Board of Appeals in order to account for the size of a step he plans to build off the porch.

Chair Waltermaurer asks after any other concerns or issues in relation to this application. No further comments from the Board. Chair Waltermaurer moves to waive the escrow requirement for this application. Mr. Rocco seconds. 3 ayes. Motion carries.

Chair Waltermaurer moves to mark the application administratively complete, Mr. Rocco seconds, 3 ayes. Motion carries. The application is ready to be forwarded to the Ulster County Planning Board for review.

Mr. Rocco moves to set a Public Hearing for PB18-21, 36 S. Manheim, Vandermer, for August 21, 2018 at 7:00 PM. Ms. Zipp seconds. 3 ayes. Motion carries.

#### ***Administrative Business***

- *Approval of Minutes from July 17, 2018*

Mr. Rocco moves to approve the July 17, 2018 Minutes. Chair Waltermaurer seconds. 3 ayes. Motion carries.

- *Meeting Overview for August 7, 2018*

Chair Waltermaurer will not be in attendance for both August meetings. Mr. Souto will act as Chair during her absence.

- *Additional instruction sheet within Site Plan application.*

In an attempt to make the application process easier, Cory Wirthmann, Fire Inspector, mocked up an example of what site plans should look like when submitting an application to the Building Department. With the revision of including a clarifying symbol for the trees within the Key on the plan, Ms. Zipp moves to approve the inclusion of the example site plan. Mr. Rocco seconds. 3 ayes. Motion carries.

#### ***Adjournment***

Mr. Rocco moves to adjourn the July 31, 2018 meeting of the Planning Board. Ms. Zipp seconds. 3 ayes. The meeting adjourns at 7:30 PM.

Respectfully submitted by,  
Alana Sawchuk  
Planning and Zoning Secretary