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Village of New Paltz Planning Board  
Regular Meeting of Tuesday, October 16, 2018  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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Present: Eve Walter, Chair  
Denis McGee  
Cody Schatzle

Absent: Tom Rocco, Alternate  
Noelle Kimble McEntee, Alternate  
Richard Souto

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

***Welcome***

7:06

Chair Walter opens the meeting for Tuesday, October 16, 2018 and runs through the Agenda for the evening.

***Public Hearing(s)***

*1. Site Plan/Change of Use*

*Playground construction*

PB18-28: 6 Elting Avenue

Applicant: Mountain Laurel Waldorf School

Zoning District: B-2

SBL: 86.34-4-13.20

7:06

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB18-28, 6 Elting Avenue, Mountain Laurel Waldorf School. Mr. Schatzle seconds. 3 ayes. Motion carries.

*2. Site Plan/Change of Use*

*Commercial to residential/commercial*

PB18-25: 54-58 Main Street

Applicant: Robert Downs/Interzone

Zoning District: B-2

SBL: 86.143-1-12.100

7:07

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB18-25, 54-58 Main Street, Downs/Interzone. Mr. Schatzle seconds. 3 ayes. Motion carries.

*3. Site Plan*

*Removal of old shed, construction of new shed*

PB18-29: 6 Bonticou View Drive

Applicant: Robert Griffin

Zoning District: R-1

SBL: 78.86-2-20

7:07

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB18-29, 6 Bonticou View Drive, Griffin. Mr. Schatzle seconds. 3 ayes. Motion carries.

***Public Comment (3 minutes)***

***7:07-7:10***

Mr. Kerr comes forward to speak regarding upcoming changes being made to the NBR.

***Application Review***

*1. Site Plan*

*Waiting area add. and prep kitchen installation*

PB18-23: 91 Main Street

Applicant: Michael Beck

Zoning District: B-2

SBL: 86.127-1-14

7:10-7:12

Mr. Beck approaches the Board. This application went before the UCPB and no impact was determined.

Chair Walter requests a motion to approve PB18-23, 91 Main Street, Beck. Mr. McGee moves to approve, Mr. Schatzle seconds. 3 ayes. Motion carries.

*2. Site Plan*

*Removal of old shed, construction of new shed*

PB18-29: 6 Bonticou View Drive

Applicant: Robert Griffin

Zoning District: R-1

SBL: 78.86-2-20

7:12-7:14

Mr. Griffin approaches the Board. As there were no concerns brought forward by the public and no further comments from the Board, Chair Walter requests a motion to approve the application.

Mr. McGee moves to approve PB18-29, 6 Bonticou View Drive, Griffin. Chair Walter seconds. 3 ayes. Motion carries.

*3. Site Plan/Change of Use*

*Playground construction*

PB18-28: 6 Elting Avenue

Applicant: Mountain Laurel Waldorf School

Zoning District: B-2

SBL: 86.143-1-12.100

7:14-7:16

Ms. Jaeckel approaches the Board. This application has been brought before the UCPB who recommended that the applicant include a crosswalk on site. The Chair has included this recommendation within the conditions of the Resolution, to which the applicant agrees.

Mr. McGee moves to approve PB18-28, 6 Elting Avenue, Mountain Laurel Waldorf School. Mr. Schatzle seconds. 3 ayes. Motion carries.

*4. Site Plan/Change of Use*

*Commercial to residential/commercial*

PB18-25: 54-58 Main Street

Applicant: Robert Downs/Interzone

Zoning District: B-2

SBL: 86.143-1-12.100

7:16-7:25

Mr. Downs approaches the Board. Chair Walter confirms that the application still needs to be sent to the UCPB for review.

Attorney Golden inquires after specific details related to parking as they appear on the current site plan.

Mr. Downs confirms that the lot has 35 spaces.

Chair Walter asks whether or not any residential tenant living in that building will have a designated parking space.

Attorney Golden recommends that the applicant include a legend with existing and proposed spots on the current site plan.

*5. Site Plan/Change of Use*

*Conversion to restaurant space*

PB18-30: 72-74 Main Street

Applicant: Al Salatino

Zoning District: B-2  
SBL: 86.143-1-15  
7:26-7:41

Mr. Salatino approaches the Board and proposes that the vacant building at 72-74 Main Street become a grill that serves healthier food (i.e., salads, wraps, etc.).

Due to Mr. Wirthmann's determination that the building be classified as "fast food," Chair Walter advises that the applicant submit a full site and traffic plan.

Attorney Golden explains that a special use permit required for a "fast food" restaurant requires certain parking minimums. If there's not enough parking the application will need to be referred to the county and an area variance would possibly be required.

Chair Walter inquires after the sharing of utilities between neighbors. The building owner, Mr. Khan, is in ownership of a deed stating the sharing of utilities.

***Administrative Business***

- *Approval of Minutes from October 2, 2018*

Mr. McGee moves to approve the Minutes from October 2, 2018. Mr. Schatzle seconds. 3 ayes. Motion carries.

- *Approval of NBR Comments*

Attorney Golden leaves the meeting at 7:42 PM. Eve runs through a final 12 points developed by the Planning Board given their conversation during the October 2, 2018 meeting. Mr. Murray requests chapter citations for the final copy to be sent to the Village Board.

- *First November meeting is Thursday, November 8 and **not** Tuesday, November 6.*

***Adjournment***

Mr. McGee moves to close the October 16, 2018 meeting. Mr. Schatzle seconds. 3 ayes. The meeting adjourns at 7:50 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary