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Village of New Paltz Planning Board  
Regular Meeting of Thursday, November 8, 2018  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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Present: Eve Walter, Chair  
Denis McGee  
Richard Souto  
John Oleske  
Noelle Kimble McEntee, Alternate

Absent: Cody Schatzle  
Tom Rocco, Alternate  
Rick Golden, Planning Board Attorney

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

***Welcome***

7:01

Chair Walter opens the regularly scheduled meeting of November 8, 2018.

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

No one from the public comes forward to speak.

***Application Review***

*1. Site Plan/Change of Use*

*Commercial to residential*

PB18-25: 54-58 Main Street

Applicant: Robert Downs/Interzone

Zoning District: B-2

SBL: 86.143-1-12.100

7:02-7:05

Mr. Downs approaches the Board. Chair Walter summarizes the discussion of a previous meeting

regarding parking, and clarifies that it was not so much a concern with the lack of parking, but an assurance that there will be parking made available to the residents.

Chair Walter asks the Board if they have any other questions or concerns. As there are none, Chair Walter reads through the Resolution for PB18-25, 54-58 Main Street, Downs/Interzone. Mr. McGee moves to approve, Mr. Oleske seconds. 4 ayes. Motion carries.

<b>Name</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chair <i>Eve Walter</i>	✓			
Member <i>Denis McGee</i>	✓			
Member <i>Richard Souto</i>				✓
Member <i>Cody Schatzle</i>				✓
Member <i>John Oleske</i>	✓			
Alternate <i>Noelle Kimble McEntee</i>	✓			
Alternate <i>Tom Rocco</i>				✓
<b>Totals:</b>	<b>4</b>			

## 2. Subdivision

*Subdivide existing lot into 2 lots*

PB18-31: 4 Grove Street

Applicant: Radi Serdah

Zoning District: R-2

SBL: 86.034-10-12

7:05-7:19

Mr. Willingham and Mr. Serdah approach the Board. Chair Walter explains that this is an application for a subdivision in order to eventually construct a house on the second plot. The three bedroom house is currently pre-existing non-conforming.

Mr. Willingham explains that the record has the house as nine bedroom, but they have floor plans proving that it is in fact a three bedroom. The house would need to remain so in order to meeting the zoning code in that district. Mr. Willingham submits those floor plans into the record.

This application is exempt from UCPB review and listed as a Type I action under SEQRA as it is contiguous to the New Paltz downtown historic district. Attorney Torre notes that variances will be required and recommends that the applicant ask the Code Enforcement Officer, Mr. Cory Wirthmann, what specific variances will be needed.

Mr. McGee moves to declare this application a Type I action and to circulate a notice of intent to be the lead agency upon receipt of a Full EAF Part 1. Mr. Oleske seconds. 4 ayes. Motion carries.

Mr. Oleske asks about the removal of a parking space on the street. Chair Walter follows with a question as to whether or not the removal of that space would need to be brought before the Zoning Board of Appeals. The applicant will ask Mr. Wirthmann, CEO.

Chair Walters asks if there will still be 3 parking spaces after the lot change.

Mr. Souto arrives at 7:17 PM.

Chair Walter confirms with the application that they plan to construct a home on the new lot eventually but not in the immediate future.

### *3. Special Use Permit*

#### *Establishment of bar*

PB18-09: 119 Main Street

Applicant: Chainam/Bangkok Café

Zoning District: B-2

SBL: 86.34-6-13

7:19-7:21

The Planning Board had previously set a Public Hearing for this application, but the necessary paperwork did not go out as required. As such, it will need to be set again.

Chair Walter moves to set a Public Hearing for PB18-09, 119 Main Street, Chainam/Bangkok Café on December 4, 2018 at 7:00 PM. Mr. Souto seconds. 5 ayes. Motion carries.

### *4. Site Plan/Change of Use*

#### *Movement of bedroom – Creation of studio apartment*

PB18-24: 9 Tricor Avenue

Applicant: Celia Cuomo

Zoning District: R-2

SBL: 86.42-5-17.200

7:21-7:27

Ms. Cuomo approaches the Board. Chair Walter explains that Ms. Cuomo was just approved for the necessary parking variance with the Zoning Board of Appeals and was referred to the UCPB with a determination of, “no county impact.”

Mr. McGee moves to set a Public Hearing for PB18-24, 9 Tricor Avenue, Cuomo on December 4, 2018 at 7:00 PM. Ms. Kimble McEntee seconds. 5 ayes. Motion carries.

### *5. Site Plan/SUP*

#### *New construction of gas station and convenience store*

PB18-27: 76 N. Chestnut Street

Applicant: Stewart’s Shops Corp.

Zoning District: NBR

SBL: 86.26-2-34.100

7:27-7:41

Mr. Marshall approaches the Board. This application is still under review by the Zoning Board of

Appeals, but there was a request made that the Planning Board do whatever it needs to in order to keep the application moving forward.

Mr. McGee makes a motion to classify this application as a Type I under SEQRA and declare an intent for the Planning Board to be lead agency and circulate a notice to be so. Mr. Souto seconds. 5 ayes. Motion carries.

Chair Walter asks the Board if there was anything about the FEAF that members had questions about.

Mr. Souto asks about Mr. Marshall's answer regarding the generation of sanitary waste water, as the applicant seems to assume that there will be no more than is currently made at the current Stewart's location. Mr. Oleske remarks on the fact that a new, larger Stewart's will likely generate more business than the current location, so the assumption that the amount of waste being generated would be the same is unlikely.

Mr. Souto also asks a question regarding increased traffic. Mr. Marshall confirms that Stewart's has already begun the process of starting an official traffic study (possibly available by January 2019). Mr. Souto also noted that the applicant declared there would be no outdoor lighting but then specified the kinds of outdoor lighting.

The Historic Preservation Commission plans to make recommendations at their November 2018 meeting.

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

- *Approval of Minutes from October 16, 2018*

Mr. McGee moves to approve the Minutes from October 16, 2018. Mr. Souto seconds. 5 ayes. Motion carries.

- *Meeting Overview for November 20, 2018*

- *Closure of T/A #94*

Mr. McGee moves to close T/A #94, PB18-23, 91 Main St., Beck. Mr. Souto seconds. 5 ayes. Motion carries.

#### ***Adjournment***

Mr. McGee moves to close the November 8, 2018 meeting. The meeting adjourns at 7:44 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary