

**VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING MARCH 8, 2005**

Call to order: The meeting was called to order at 7:10 p.m.

Members Present: George Danskin, Chair; Ruth Elwell, Laura Heady, and Joan Segall

Members Absent: Ray Curran

Also present: Paul Casado, Bassam Serdah; Lee Frizzle, George Sifre, Michael Zierler; Village Trustee and Planning Board Liaison.

New Applications with Public Hearings

PB05-02: Casado Enterprises/Wrapsody. 25 N. Chestnut Street.[SBL:86.034-2-3 (B-2)]

Special Use Permit: Convert antique shop into a restaurant.

Applicant Present: Paul Casado

UCPB: No County Impact

At 7:10pm Mr. Danskin stated that the public hearing was open and invited comments. There were no comments from the public. At 7:12pm, motion was made to close the public hearing by Laura Heady, seconded by Ms. Elwell and carried by the Board.

The applicant brought in revised drawings showing the ramp for handicapped accessibility and the areas for the refuse enclosure and cooler. He was unable to put the ramp in the front of the building as requested due to the location of existing municipal water pipes (towards the corner) and if the ramp was in the other direction, it would be near a blind corner by an active driveway (Hanson's).

To alleviate this problem, he would extend the deck on the side of the building 15' towards the front (flush with the building) and have the handicapped ramp running along side. A door/separate entrance would be installed on the side of the building (leading up to the deck) and there will be a new store front window adjacent to that door. Access to the ramp is from the parking lot side walking towards the street. After installation, there will 4' of grass remaining on the side of the building. Mr. Casado showed the Board the cedar-colored vinyl siding he selected. There will be two entrances to the facility.

Landscaping was discussed and the Board requested a landscaping plan for the front and north side of the building along the handicapped ramp at a future date. Ms. Elwell suggested that planters similar to the applicant's neighbor be used in the front of the building.

Since Mr. Casado is planning to have tables on the deck for outdoor dining, Mr. Danskin mentioned extending the roof line over the entire deck to provide shade and shelter for outside diners and over the side door to provide additional shelter for patrons. He suggested that the applicant review the requirements for awnings and umbrellas which would also provide the same service.

The Chair informed the applicant that "outdoor dining" requires an additional Special Use Permit from the Building Department and has specific code requirements (e.g. music, hours of operations, awnings and/or umbrellas) and another Public Hearing by the Planning Board.

The Chair noted that this application is an unlisted action under SEQRA and that an EAF was completed. A motion was made and unanimously passed that this proposal had no adverse environmental impacts.

A motion was then made by Mr. Elwell, seconded by Dr. Segall and unanimously passed to approve the Special Use Permit. A second motion was made by Ms. Elwell, seconded by Dr. Segall and unanimously passed to approve the Site Plan subject to the condition that Mr. Casado return to the Planning Board with a landscaping plan for the front and north side of the building no later than June 22, 2005.

Mr. Casado plans to return next month with an application for a Special Use Permit for outdoor dining.

PB05-03: Bassam Serdah/Prospect Estates. 3 Prospect street [SBL:86.034-6-9 (B-2)]

Site Plan: Convert existing unfinished basement into a commercial space with a new exterior front entrance.

Applicant Present: Bassam Serdah; Lee Frizzell, Architect

UCPB: No County Impact

At 7:12pm Mr. Danskin stated that the public hearing was open and invited comments. There were no comments from the public. At 7:13pm, motion was made to close the public hearing by Laura Heady, seconded by Ms. Elwell and carried unanimously.

Since all the issues were resolved at the previous meeting, the only remaining step was the Public Hearing. Ms. Heady made a motion, seconded by Ms. Elwell to approve the site plan as submitted. The motion carried unanimously.

Other Business-

Victorian Square:

The Board reviewed the Chair's draft of the public notice for Positive Declaration Public based on last week's comments from Board members, consultants (Ted Fink and Drayton Grant) and applicant. After some discussion, the Board decided to include the specified alternatives itemized at last week's meeting in the document. The Chair clarified that the Board would determine the extent of the impact(s) based on the EIS study and establish mitigation requirements based on those findings.

With one grammatical correction and the addition of the range of alternatives, a motion was made by Ms. Elwell, seconded by Dr. Segall and passed unanimously to adopt the Positive Declaration as amended.

GIS Information

There was a brief update and discussion related to GIS information available on the internet (which has minor inaccuracies due to not being properly registered) and from Mr. Clouser's office.

Affordable Housing Regulations

A draft of Affordable Housing Regulations prepared by Deputy Mayor Rotzler was distributed to the Board for review and comment. There was some discussion about the generalities of the document and members requested additional time to review the document and postpone discussion until next month's workshop. Ms. Elwell noted that the regulations were "under the authority of the Planning Board."

The Chair said he would like to confine the review process to the implications directly affecting Planning Board responsibilities and procedures and asked members to forward their concerns to him for discussion at the April workshop. Board members also requested that the document be forwarded to Ted Fink (Village consulting planner) for review on behalf of the Planning Board.

Planning Board Budget and Office Issues

The Chair noted that there was \$600 in the proposed Planning Board budget for conferences. There was some discussion about procedures for record retention, recycling, use of office paper etc.

Proposed Wetlands Law - Update

Mr. Zierler said the Village Board will be reviewing the most recent draft by the Town.

Adjournment: A motion was made to adjourn the meeting by Dr. Segall and seconded by Ms. Elwell at 9:50pm. Carried unanimously by the Board.

Respectfully submitted,

Alison Shestakofsky
Secretary to Village Planning Board

Copies to Trustee Michael Zierler
Attorney Drayton Grant

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