

**VILLAGE OF NEW PALTZ PLANNING BOARD  
WORKSHOP MEETING APRIL 5, 2005**

**Call to order:** The meeting was called to order at 7:05 p.m.

**Members present:** George Danskin, Chair; Ray Curran, Ruth Elwell, Laura Heady

**Members absent:** Joan Segall

**Also present:** Chris Christoforou, Rebecca Schmidt, Paul Casado, Harry Lipstein, Leonard Loza, Valerie Erwin, Cynthia Rosenberg, David Gilmour, Michael Farias, Richard Ordway, Erin, Quinn, reporter, Michael Zierler; Village Trustee and Planning Board Liaison and other members of the public.

**Planning Board Business:**

The following reference materials were distributed to Planning Board members: Development Standards for the Gateway District, Landscape Guidelines and Outdoor Lighting Standards. Applicants can request this information from the Planning Board or Building Department.

The Chair asked the secretary for an update on Dr. Segall's surgery. Information will be forwarded to the Board members.

**New Applications with Public Hearings Scheduled**

**PB05-13: Chris Christoforou and Rebecca Schmiar. Snugs Café. 36-38 Main Street**  
[SBL: 86.33-3-9 (B-2)]

Site Plan Review: Convert existing candle shop and empty café space into a restaurant.

Applicants Present: Chris Christoforou and Rebecca Schmidt

UCPB: Pending Decision

Public Hearing Scheduled for April 12, 2005

The applicants described the conversion on the candle shop into a restaurant and said the existing bar would remain a separate entity with no physical entrance between the two businesses. They anticipated a different clientele for each establishment. The restaurant would serve B-B-Q style food, have a maximum capacity of 60 and be open for lunch and dinner, closing at 10pm during the week and 11pm on weekends. There would be two entrances to the restaurants, from Main Street and South Chestnut.

The Chair pointed out that outdoor dining would require a Special Use Permit, but would likely be approved, as long as they did not infringe upon the right-of-way. The right-of-way to this property is held by their neighbor. Mr. Danskin suggested the applicant resolve any easement/egress issues prior to returning for this special use permit.

There was a brief discussion about adequate customer parking. The Chair asked the applicant to prepare a survey of available public and private parking for next week's meeting, noting that the Board has requested this survey from other applicants. He suggested that the Building Inspector verify the number of spaces required (based on occupancy).

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

Special Use Permit: Outdoor Dining on Side Deck

Applicant Present: Paul Casado

UCPB: Pending Decision.

Public Hearing Scheduled for April 12, 2005

At last month's meeting, the Planning Board approved the Site Plan for this establishment subject to the condition that a landscaping plan be submitted to the Planning Board for approval no later than June 22, 2005. Mr. Casado returned this month with an application for a Special Use Permit for outdoor dining. His plan indicated seven small tables (2' in diameter), each providing seating for two, a railing around the entire deck and ramp, and umbrellas over the exposed tables in the front. Ms. Elwell was concerned that the table placement might interfere with the handicapped access to the area since patrons often move tables and chairs. Mr. Casado said the tables would be at least 32" away from the walkway and that the furniture would be durable and heavy to move. He would also alert staff to this potential problem.

**New Applications**

**PB05-11: Water Street Market, LLC. 10 Main Street [SBL: 86.033-3-36 (Gateway)]**

Request to Change color of buildings

Applicant Present: Harry Lipstein, Developer, Owner, Manager.

Since Water Street Market is located in the Gateway District, any changes to the exterior physical appearance of buildings must be approved by the Planning Board. The applicant is proposing to change the linen color of the facade to the right of the antique shop to barn red. The long building to the left of the antique shop will now match the other side of the antique shop and the appearance of the whole facade from the rail trail will be barn red-linen- barn red-linen.

In response to Ms. Elwell question about the landscape deterioration on the rail trail side of the building, Mr. Lipstein said an invasive weed grass killed most of the perennials and that he plans to replace them. Since the plants will be similar in style and make-up to the original plan, and the owner has a history of tasteful landscaping, the Board did not require Mr. Lipstein to prepare another plan for their review. The Chair gave Mr. Lipstein the new Landscaping Guidelines since Water Street Market predated these guidelines.

Mr. Danskin noted that the bicycle rack and "Caution Rail Trail" sign, which had been part of the initial site plan, were no longer there. Mr. Lipstein said the bicycle rack had been vandalized and replaced with a hitching post, a pressure treated rail, which could not be vandalized. He said the sign was destroyed over the winter by the Highway Department and will be replaced.

PB05-12: Leonard Loza. 210 Main Street [SBL:86.42-4-2 (B-1)]

Site Plan: Construction of an accessory office building.

UCPB: Pending Decision

Applicant Present: Leonard Loza, Valerie Erwin.

In January the Planning Board gave a positive recommendation to the ZBA for an area variance. The ZBA granted the variance on February 22, 2005 with the condition that the structure remain for commercial use only.

The applicant brought in a site plan for the building including a landscaping design. The accessory building will have the same color, texture, roofing materials as the main building. There will also be a front porch with columns. Ms. Erwin noted that the ZBA requested pine trees and the 2" caliper on the weeping cherry trees. The plan also identified the existing blue spruce, sugar maple and oaks.

For next week the Chair requested the applicant bring in a representation of a proposed sign and lighting for that sign per code requirements.

**Pending Applications**

PB04-58: Floyd Kniffen. Prospect St. (Bet. John Street & HWD) [SBL:86.034-8-5.100 (R-2)]

Preliminary Sub-Division (Lot/Line Revision) Plat Review

Mr. Kniffen notified the Planning Board office that he did not have additional information to present at this time and requested to be placed on the May agenda.

PB04-16: Victorian Square, LLC. Seakill Custom Home Builders.

Site Plan/Special Use Permit. South Mainheim Boulevard (NYS Route 32)

The applicant is preparing the Environmental Impact Statement.

PB03-24: Kingston Regional Health Care System – Site Plan for Woodland Pond.

Proposed Continuing Care Retirement Community. North Putt Corners Road.

Proposed critical receptor points for visual impact analysis.

Applicant Present: Cynthia Rosenberg, Kingston Regional Hospital, David Gilmour, Michael Farias, The Chazen Companies

The applicants reviewed their criteria for choosing the four proposed critical receptor points including elevations, building heights and the topography of the land forms in and around the area. Since the opportune times to take photos from the balloons are while the leaves are off the trees, they hope the Board will find the sites acceptable by next week's meeting.

Several comments and concerns were made by the Board members regarding the locations chosen and omitted. Although Mr. Farias felt the most impact would be from visual receptors from Main Street and N. Putt Road., the Chair did not find this vantage point particularly useful since people are not looking at sightlines from that location. He suggested considering points west of the project (e.g. from Sunset Ridge or Springtown Road where there would be more of a visual impact because of the flood plain and vegetation. He also suggested a view from the Mohonk Memorial Tower due to the large number of visitors to that location, and Kleinkill Road, because there is an established neighborhood.

Mr. Curran was not concerned with the overall view from Mohonk (where he felt the buildings would blend with other Village and SUNY structures) but very concerned with the view from the

proposed Millbrook Greenway Preserve, a natural area designed to be environmentally and visually “protected,” and requested the applicants consider the visual perspective from a number of different paths on the preserve. Both Mr. Danskin and Mr. Curran identified the areas on the map they’d like the applicant to explore. The Chair also noted that he would be forwarding Ted Fink’s (Village consultant) comments on this issue to them.

It was noted that Frank Mandy, representative from New Life Management, will present a progress report to the Board at the May workshop.

**ZBA Recommendations:**

ZB05-10: Richard John Ordway. 28 N. Front Street [SBL: 86.34.0001-16-110 (B-1)]

Area variance: To finish the existing second floor for use as a residence and to add a 360 s/g addition for utilities and access to the second floor.

Applicant Present: Richard Ordway

Dr. Ordway said building construction was completed in the 1980’s. Since that time, he has maintained a medical office on the ground floor while the second floor remained vacant except as storage space. The building inspector after the time of construction informed him an elevator was required if any commercial use was to be situated on the 2<sup>nd</sup> floor. The applicant intends to use the 2<sup>nd</sup> floor as a personal residence. The plans allow for some type of lift to be installed at a future date if required.

The applicant has access/easement for parking. Ms. Elwell felt this application was appropriate to village land use and an excellent opportunity to provide additional housing in a predominately residential area. A motion was made by Ms. Elwell, seconded by Ms. Heady, and unanimously passed to issue a positive recommendation to the ZBA for the requested variance

The Chair explained that if the variance is granted by the ZBA, the applicant must return to the Planning Board for site plan approval.

**Other Business: Affordable Housing Regulations**

The Board reviewed Deputy Mayor Rotzler’s proposed Affordable Housing Regulations and comments prepared by Ted Fink. Ms. Elwell had three major areas of concerns: (1) the limited amount of property available for new housing development; (2) the lack of incentives for developers and (3) the need for a legally clear and realistic definition of “family.”

The members felt a better approach to the affordable housing issue would be achieved through land use and density policy rather than a regulatory approach. The members agreed that the following points were needed to successfully implement such a plan:

- Density incentives to encourage development.
- Inclusion of landlords/developers and "target" population early in the planning stages to insure realistic housing policies.
- Policies/zoning encouraging the construction of accessory apartments and one bedroom and studio apartments. (This would compensate for the shortage of available property and the negative impacts of larger developments on sewer/water and traffic.)
- A clear and legally acceptable definition of “family.”
- Guidelines submitted to the County early in the process.

The Chair will prepare a statement to the Village Board summarizing these views.

**Adjournment:** At 9:25pm Ms. Heady made a motion to adjourn the meeting, seconded by Mr. Curran and passed unanimously by the Board.

Respectfully submitted,

Alison Shestakofsky  
Secretary to Village Planning Board

Copies to Trustee Michael Zierler  
Attorney Drayton Grant