

**VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING JUNE 12, 2007**

Call to order: The meeting was called to order at 7:03 p.m.

Members Present: George Danskin, Chair; Ray Curran, Ruth Elwell.

Also present: George Sifre, Barry Medenbach, David Clouser, Al Wegener, Frank Mandy, Cynthia Rosenberg, Kevin Bernstein, Michael Zierler; Village Trustee and Planning Board Liaison, and other members of the public.

New Applications with Public Hearings:

PB07-12: Shapers Hair Salon. 6 N. Manheim Blvd. [86.35-1-3 (R-2)]

Site Plan: Enclose existing porch/patio to enable use as a waiting room

UCPB Review: No County Impact

Applicant Present Representative: Danny Moss, Building Contractor

The public hearing was opened and quickly adjourned for a few minutes to allow Mr. Schnitzer, former chair of the HPC, to review the application. After the SUNY Tanning Salon public hearing was closed, the Chair returned to this application. Mr. Schnitzer had no objections to the application and there were no further comments from the public. Ms. Elwell made a motion to close the public hearing, the motion was seconded by Mr. Curran and passed unanimously by the Board. The Chair noted the review from Ulster County Planning was “no county impact.”

PB07-13: Rocco Ciardiello. SUNY Tanning Salon. 94 N. Chestnut Street [SBL: 86.26-2-30 (B-3)]

Site Plan: Enclose existing side carport for use as an additional tanning space.

UCPB Review: No County Impact..

Applicant Present: Rocco Ciardiello.

The public hearing was opened. There were no comments from the public. A motion to close the public hearing was made by Mr. Curran, seconded by Ms. Elwell and passed unanimously by the Board. The Chair noted the review from Ulster County Planning was “no county impact.”

Discussion and Vote

PB07-12: Shapers Hair Salon. 6 N. Manheim Blvd. [86.35-1-3 (R-2)]

Site Plan: Enclose existing porch/patio to enable use as a waiting room

UCPB Review: No County Impact

Applicant Present Representative: Danny Moss, Building Contractor.

Mr. Curran made a motion to approve the site plan modification. The motion was seconded by Ms. Elwell and passed unanimously by the Board. The vote was: R. Curran – yes; G. Danskin – yes; R. Elwell – yes; M. DuBois - absent.

PB07-13: Rocco Ciardiello. SUNY Tanning Salon. 94 N. Chestnut Street [SBL: 86.26-2-30 (B-3)]

Site Plan: Enclose existing side carport for use as an additional tanning space.

UCPB Review: No County Impact..

Applicant Present: Rocco Ciardiello.

The application had been discussed last week and the Board was ready to vote. Ms. Elwell made a motion to approve the site plan. The motion was seconded by Mr. Curran and passed unanimously by the Board. The vote was: R. Curran – yes; G. Danskin – yes; R. Elwell – yes; M. DuBois - absent.

Approval of Minutes:

Ms. Elwell made a motion to adopt the minutes of May 8, 2007 and May 15, 2007 with three typographical corrections. The motion was seconded by Mr. Curran and passed unanimously by the Board.

Pending Applications

PB03-24: Kingston Regional Health Care System/New Life Management & Development Inc.
Woodland Pond at New Paltz, a proposed Continuing Care Retirement Community, North Putt
Corners Road. [SBL: 86.2-1-7; 86.2-1-2-112; 86.2-1-12.100 (PB and R-1)]
Site Plan

Applicants Present: Frank Mandy, NLMD; Cynthia Rosenberg, KRHCS, Kevin Bernstein, Attorney,
Bond, Schoeneck & King, Walter Kubow, Engineer, The Chazen Companies
Board Consultants Present: Drayton Grant, Attorney, Grant & Lyons; Dave Clouser, Engineer, Clouser &
Associates; Al Wegener, Landscape Consultant.

The Chair noted there had been numerous site plan iterations to resolve any and all outstanding issues. A draft approval, written in the form of a decision, had been prepared and was distributed to board members and applicant. Ms. Elwell made a motion to approve the project, Mr. Curran seconded the motion.

The Chair said the draft included background information, the specific approvals and an extensive list of 39 conditions of the approval (organized somewhat in the order in which they would be engaged), and amendments to the SEQRA Findings correcting relatively small discrepancies from the original Findings.

While Mr. Curran re-read condition 30 regarding the conservation easement, the Chair stated that Ulster County Planning Board approved the project and offered non-binding comments and recommendations and noted many of those recommendations were included in this draft approval.

Mr. Wegener was concerned about one of the conditions dealing with replacement plantings; board members were satisfied with the plan as written. The Chair called for a vote. The Board voted unanimously to approve the application. The vote was: R. Curran – yes; G. Danskin – yes; R. Elwell – yes; M. DuBois - absent. The Chair will correct one typographical error on the first page before filing and distribution.

PB04-16: Victorian Square, LLC. Seakill Custom Home Builders. S. Manheim Blvd. (NYS Rte 32)
[SBL: 86.42-7-1-13 & 17 (R-2)]

Site Plan: Preliminary Review

Applicant Present: George Sifre; Barry Medenbach, Medenbach & Eggers, Dave Dillard, Landscaper
Planning Board Consultant: Al Wegener, Landscape Architect.

The Chair noted the project has completed the SEQRA and is in preliminary discussion with the Planning Board regarding site plan and special use permit approval. A public hearing will be scheduled for July 10, 2007 and the applicant will complete revisions to their application for review at the July 11, 2007 meeting of the Ulster County Planning Board. The Chair strongly suggested the applicant meet with the County Planning Department to review/discuss their plans and answer any questions as soon as possible. Comments from the Board's landscape architect have been very supportive of the project; comments from the traffic consultant have been received and the Board's engineer will submit his review of the storm water management system by the end of June..

Since last week's meeting the applicant added continuous sidewalks as requested by the Board. Regarding drainage, Mr. Medenbach explained how they will use three different types of treatment based on different elevations and natural conditions on the site: a vegetative system; a natural pond to collect run-off and a wet swale.

The board reviewed the detailed site plan submitted in May (including sign details) and the applicant noted that confirmation from DOT regarding the right of way boundaries on Rte. 32 was pending (this is required to determine driveway placement). As soon as that is established, they will apply for a highway work permit. The applicant also recalculated the outdoor lighting to comply with the lighting standards.

Since there is not enough space to provide bicycle racks adjacent to the buildings in compliance with the new code, the applicant will request a waiver from the Village Board to allow them to have a bicycle rack in front of every building for half the building units (38) with the other half to be stored

indoors at their storage unit. The Chair questioned whether this new code would be applicable to the apartment complex.

The applicant noted the Army Corps of Engineers (ACE) visited the site to review the wetland jurisdictional determination and made slight revisions to the boundaries that will not affect the site plan. The ACE permit is still pending.

The applicant will submit an application with a full set of drawings to the County Health Department as soon as the highway work plan is approved. The Chair said he still needs a letter from the applicant's attorney about mixing senior and non-senior housing. The applicant said the letter was sent to the Board and will resend it. Regarding senior occupancy enforcement, the building inspector said the senior units could be dispersed throughout the complex or isolated since all rental apartments are inspected annually. Site plan approval would be conditioned on the correct number of apartments being occupied by qualified seniors at all times. The Chair will ask the Board's attorney if any of the parameters change if any of the units are condos.

Adjournment:

A motion to adjourn was made by Ms. Elwell, seconded by Mr. Curran and passed unanimously by the Board at approximately 8:00 pm.

Respectfully submitted,

Alison Shestakofsky
Secretary to Village Planning Board

Copies to Trustee Michael Zierler Drayton Grant, Attorney
 David Clouser, Engineer Ted Fink, Planner
 Bob Chamberlin, Traffic Engineer

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