

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP and REGULAR MEETING JUNE 10, 2008**

Call to order: The meeting was called to order at 7:08 p.m.

Members Present: Raymond Curran, Chair; Marion DuBois, Terence Ward, Linda Welles

Also present: Ira Margolis, Pete Savago, Susan Scher, Barbara Hardgrave, Rick Bunt, David Rider, Pete Healy, Kathy Moniz, Village Building Inspection, Michael Zierler; Village Trustee and Planning Board Liaison and other members of the public.

Announcements:

The Chair reviewed the order of the agenda items noting that the application for 56 Church Street was to be reviewed for completeness only; a public hearing was not scheduled this meeting.

Applications with Public Hearing:

PB08-29: Elting Memorial Library. 93 Main Street. [SBL: 86.127-1-24.0-0100 (B-2)]

Amended Site Plan: Construction of a fence and benches for the library reading garden.

Ulster County Planning Board Review: No County Impact.

Applicant Representative: Susan Scher

Planning Board Attorney: Drayton Grant, Grant & Lyons

Public Hearing:

Ms. DuBois made a motion to open the public hearing. The motion was seconded by Mr. Ward and passed unanimously by the Board.

Mr. Margolis said he wanted to speak against the application not because he opposed this particular project but because he felt the library continued to be unresponsive to the needs of the disabled and senior populations. He said the original site plan approved by the Planning Board included dangerous handicapped facilities.

He cited the ramp as being hazardous to wheelchair users due to the sharp angle and close proximity of the steps. If someone lost control of their wheelchair, it could go over the ramp and the user would land on the steps. He said the ramp would be safe if it had been constructed just 3' to the left on the existing location. Noting that relocating the ramp at this point in time would be an extremely costly solution, he suggested installing a swing gate. He said this low cost item would stop/prevent a wheelchair, or someone with a walker, from falling down the steps if they slipped or lost their balance on the ramp. Mr. Margolis brought photographs to the board showing the slope of the ramp and the stairs coming off of the end of the ramp.

Mr. Margolis said he alerted the library many times and put the Village Board on notice of this dangerous situation but no action had been taken. Since it is within the Planning Board's purview to place conditions on approvals, he requested the inclusion of the swing gate as a condition to protect people from harming themselves.

Mr. Savago, who owns property adjacent to the library, asked to see the exact location of the fence and have the applicant explain the orange markings currently on the ground. Ms. Hardgrave responded that the fence location was identical to the plans previously viewed by Mr. Savago. The Chair said the exact location will be presented by the applicant when the public hearing is closed.

Ms. DuBois made a motion to close the public hearing. The motion was seconded by Dr. Welles and passed unanimously by the Board.

Discussion:

Ms. Scher explained the site plan was being amended to include a reading garden and fence. Both she and Mr. Curran believed the orange lines marked the location of existing underground utilities to insure they would not be disturbed during construction. Ms. Grant requested the applicant to find out the purpose of the orange lines and forward that information to Mr. Savago.

Ms. Scher showed the location of the original library, the new wing, the property lines, and the placement of the proposed fence and benches. She identified the one entrance/exit from the library to the enclosed reading garden, outlined the perimeter of the garden noting the location of a 6'h fence along the east side from the corner of the new building straight to the rear wall of the old building and a 5' picket fence with a gate on the south side.

She also pointed out two small areas to be paved, using memorial bricks and blue stone, for the placement of benches, and identified the plantings and shrubs along the garden and side of the fence.

There was a brief discussion about the location 4'H electrical box and the potential of it being hit during snowplowing. Ms. Scher was amendable to researching the suggestion of placing a 4'H lattice (with gate) around the area to protect the pole.

Regarding Mr. Margolis comments, the Board felt Mr. Margolis' comments concerning the ramp were a separate issue not directly relevant this application. The Chair requested the Building Inspector compare and verify the existing ramp with the approved site plan.

The application was noted as a Type 2 action and therefore exempt from the SEQR process.

Ms. DuBois moved to approve the application with no conditions. Dr. Welles seconded the motion. The motion was approved by a vote of 3 ayes and 1 abstention. The vote was as follows: R. Curran – aye; M. DuBois- aye, L. Welles – aye, T. Ward - abstain.

New Applications

PB07-96: Frederick Bunt. 56 Church Street. [SBL: 86.34-5-21 (R-3)]

Site Plan: Construction of a triplex, three bedrooms per apartment; with 12 off-street parking spaces.

Ulster County Review Required; Public Hearing Required

Applicant Present: Rick Bunt, David Rider, PE

The Board and Mr. Bunt had just received Dave Clouser's review of the proposed drainage improvements submitted for 56 Church Street.

The applicant responded to the six points noted in the report as follows:

1. Depth to Bedrock Info. Borings will be conducted in the proposed areas of the rain gardens and curtain drain to determine the depth to bedrock
2. Topographic Info will be provided by a surveyor showing the existing and proposed contours of the property and its effects on the feasibility of the site elements and drainage improvements. This survey will also provide the data required for items 3 and 4.
3. Watershed Maps, both pre and post development, will be provided to verify the stormwater calculation data. The maps will include flow paths, slopes, ground cover and soil types.
4. Off-site Runoff Contribution, in addition to the roof and parking area surfaces, will be accounted for in the drainage analysis and sizing of the stormwater practices.
5. Drainage Calculations Coefficients will be revised using the rainfall amounts for the New Paltz area presented by Mr. Clouser.
6. A cross section detail of the Rain Garden and curtain drain will be provided be provided on the plans.

Mr. Bunt described the proposal to construct a triplex, three, 3-bedroom apartments, at the rear of the property. He showed 12 on-site parking spaces located between the new construction and the existing house which he believed created a courtyard feeling. He said this area would be surrounded by landscaping to buffer the houses to the south and to the north. He plans to expand the driveway

to 16' and move it over closer to his property to create a 3' walkway and transplant the large existing evergreen shrubs between the walkway and driveway to buffer the area.

The applicant said he cannot save the large red maple tree which would be in the parking area for his units because the new buildings would be within 50% of the canopy. Ideally, they would have like to stay with 75% of the canopy but that would (a) extend into the footprint of the house, (b) reduce the number of parking spots by four and (c) affect the turn around area.

The applicant said the landscaping was extensive and native to the area – the majority would be multi-stemmed perennials around the parking area with lots of white pine for year-round screening.

The parking lot will be stone, porous material, with the ability to pond water and delay the peak flow from the stormwater. Per the Chair's recommendation, the applicant said he would put in a 6'H wood fence around the property line.

The Chair recommended moving the proposed driveway away from the existing tree in the front of the house and relocating the shrubs to the other side of the driveway to avoid any potential damage to the tree roots. The applicant said his neighbor proposed the initial plan to gain some additional space and screening from the driveway; he and his neighbor share a 30' right of way. The Chair said the neighbor would not be gaining any space by having the shrubbery on the other side of the driveway (and there would be no encroachment on their property) while maintaining the driveway up to the walkway would provide adequate space to protect the tree's root system. The applicant said he would discuss this revision with his neighbor.

The building inspector confirmed that twelve parking spaces were adequate parking for the project; the triplex required 6 spaces and the existing building required 5 spaces.

The applicant's next steps are to (1) submit revisions to Dave Clouser regarding drainage/topography (2) discuss changes to the driveway with his neighbor and (3) provide a revised site plan showing the location of the driveway as suggested by Mr. Curran.

When the application is deemed complete, it will be forward to Ulster County Planning Board for review and a public hearing will be scheduled.

Approval of Minutes:

- A motion was made by Ms. DuBois to adopt the minutes of the May 6, 2008 workshop as written. The motion was seconded by Dr. Welles and passed by Board. The vote was as follows: R. Curran – aye; M. DuBois – aye; L. Welles – aye; T. Ward – abstain.
- A motion was made by Ms. DuBois to adopt the minutes of the May 13, 2008 regular meeting with the corrections cited at tonight's meeting. The motion was seconded by Dr. Welles and passed by Board. The vote was: R. Curran – aye; M. DuBois – aye; L. Welles – aye; T. ward - abstain.

Other Business:

Status of Proposed 12-month Moratorium on certain construction in the R-3 district.

The proposed legislation is currently being revised by the Village Board. When the revisions are complete, the document will be forwarded to the Planning Board for review and comment. The proposal with the inclusion of the Planning Board comments will then be forwarded to the Ulster County Planning Board for further review. Ms. Grant provided some general information and case law regarding procedures and exemptions.

Update regarding 27-29 Front Street

The Board reviewed the letter from Mr. Gottlieb and the Building Inspector's response regarding the clearing of the hedges and the repaving of the driveway. Ms. Moniz confirmed (1) the driveway providing egress to Wachovia was closed temporarily to allow for the repaving/repair of the existing parking lot (2) no approvals are required for such an action and (3) this area was not included in the application for the Farmers' Market. She noted that the repaving process was stopped in response to the Mayor's concern about the legality of the action. Since that time, the owner of that property has been trying to reschedule completion of the work on a Sunday so as not to impede bank operations. Ms. Moniz emphasized that any intention to change or eliminate the driveway would require approval from the Planning Board.

Regarding the recent clearing on this property, Ms. Moniz explained the details of the code section 212-23 concerning site preparation and the interpretation by the Village Board's attorney regarding 27-29 Front Street.

Crossroads Project

A copy of the DEIS will be obtained for review by Planning Board members. The town planning board is holding a public hearing on this project on Monday, June 23, 2008. It is believed the hearing will be adjourned and reopened later in the summer to hear additional comments from the public.

Adjournment:

Ms. DuBois moved to adjourn the meeting at 8:37 pm; Dr. Welles seconded the motion, and all voted in favor. The vote was as follows: R. Curran - aye; M. DuBois - aye; T. Ward - aye; L. Welles - aye.

Respectfully submitted,

Alison Shestakofsky

Secretary to Village Planning Board

Copies to Trustee Michael Zierler
David Clouser, Engineer

Drayton Grant, Attorney Bob Chamberlin, Traffic Engineer
Ted Fink, Planner

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