

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP/REGULAR MEETING OCTOBER 6TH, 2009**

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

Members present: Raymond Curran, Chair; Linda Wells, Terence P Ward
Maurice Weitman

Also present: Kathy Moniz, Building Inspector; Jean Gallucci, Planning
Board Liaison, Eve Prince, Terry Dugan, Mayor

Introduction of New Board Member: Chair Ray Curran welcomed our newest member of the Village of New Paltz Planning Board – Maurice Weitman. The board welcomes Maurice.

Approval of Minutes:

A motion was made by Linda Welles to approve the minutes of the July 21st regular meeting as written. The motion was seconded by Linda Welles and approved by the Board. The vote was as follows: R. Curran – aye; T. Ward – aye; L. Welles – aye.

A motion was made by Linda Welles to approve the minutes of the August 24th, Special Meeting as written. The motion was seconded by Linda Welles and approved by the Board. The vote was as follows: The vote was as follows: R. Curran – aye; T. Ward – aye; L. Welles – aye.

A motion was made by Linda Welles to approve the minutes of the September 1st, workshop as written. The motion was seconded by Linda Welles and approved by the Board. The vote was as follows: The vote was as follows: R. Curran – aye; T. Ward – aye; L. Welles – aye.

A motion was made by Linda Welles to approve the minutes of the September 15th, regular meeting as written. The motion was seconded by Linda Welles and approved by the Board. The vote was as follows: R. Curran – aye; T. Ward – aye; L. Welles – aye.

New Application/For Completeness:

PB09-085 Evel's Sweets, 175 Main Street, New Paltz, NY 12561 [SBL: 86.144-1-10 (B-1)] Pastry Shoppe and gourmet candy store

Applicant Eve Price explained her business plan for 175 Main Street as a Pastry Shoppe and Gourmet Candy store focused on using organic ingredients. There will be a need for a convection oven and counter space. Ideally, the hours would be from 11:00am – 10:00pm and would like 12 tables with 2 chairs. The Planning Board felt 3-4 tables would be the maximum based on the 20% floor area which they have suggested to the Village Board. The building inspector would have to determine the maximum number of tables based on the 20% square footage. Accommodations would have to be made since the ovens and counter space would take away floor space. The building inspector classified the store as retail based on Village of NP code definitions. The board would need a plan with layout to scale to render this application complete. The board feels the closing hours should be in line with the Main Course which closes at 9:00pm.

ZBA - Recommendation

ZB-09-086: Alpenlee, Inc. - Green Acres - [SBL: 78.82-3-22(R-1)]
Area variance: R1 to R-2 setbacks
The board's recommendation is to approve this variance since it meets the requirements.

Adjournment

Having no further business to discuss, meeting adjourned.

Respectfully submitted,

Jacqueline Sherbin
Village of New Paltz
Planning Board Secretary