

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP MEETING NOVEMBER 10, 2009**

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

Members Present: Raymond Curran, Chair; Thomas Rocco, Maurice Weitman, and Linda Welles

Members Absent: Terence Ward

Prior to the agenda items being discussed, new member, Maurice Weitman had several questions regarding training and how one gains the knowledge necessary to be an effective board member. The Chair responded that there is a course book that new board members receives and this will be available to him and in addition to the course book, there is training that is offered to board members. There is a requirement of 4 hours per year for board members but there are other courses available throughout the year that is funded by the village. Chair Ray will schedule a meeting with Maurice to bring him up to speed.

Maurice also requested that the entire board receive a copy of the draft minutes prior to being published on the website. The board agreed to see the draft prior to publication. In addition, all correspondence pertinent to projects or anything sent to the board chair will be made available to all board members. Ray said that it would be great if all board members looked at the draft minutes and asked Jacqueline to send them to all members from now on.

Applications for Completeness Review

PB09-096 Maureen Walker, 4 Hasbrouck Place, New Paltz, NY 12561 [SBL: 86.42-4-8 (R-2)]
Lot line revision for property located at 6 Hasbrouck Place
Applicant: Not present

Linda Wells would like to know the intentions of the applicant. Chair, Ray Curran responded that it may be her intention to sell the property. The person buying the lot will also have the piece that is being revised. Linda is concerned about what the intention of the buyer would be for a rental on the property. Chair, Ray responded that the owner would have the right to add another residential use since the zone permits it. Linda Welles wondered whether the person buying the property is aware that this is for residential use and not for business.

A motion was made by T. Rocco to deem this application complete and schedule a public hearing on December 15th, 2009. The motion was seconded by Linda Welles and carried unanimously by the board. The vote was as follows: R. Curran - aye; T. Rocco – aye; Maurice Weitman – aye; L. Welles – aye.

ZBA - Recommendation

ZB09-095: Gloede Neon Sign, Inc. 97 Clinton Street, Poughkeepsie, NY 12601.
Requesting a 3 foot variance from the sign regulation in order to erect a free standing sign 13 feet high on the corner of Academy Street and Route 32N.

Linda Welles visited the property and is unsure where the sign would be located. The sign will be a custom, double sided, non-illuminated sign. The board is confused by the photo montage that does not clearly depict where the sign will be located. Linda Welles questioned why there was not a site plan for this request and wonders if it conforms to the code requirements. The Chair Ray said that the location and size of the sign must be in conformance with the code as determined by the Building Inspector but will write up his recommendation to the ZBA stating that the application was not clear enough for some board members to make a recommendation at this time. The board requested that a site plan always be provided for this type of application and Ray said he will insure that all future applications include one. Maurice Weitman feels that this application exceeds the square footage allowed for signs. Chair, Ray Curran replied that he had asked the building inspector about this and she expressed that it conforms to code. Chair Ray Curran however said that he will speak to the building inspector to get further verification.

A motion was made by T. Rocco to approve this recommendation. Chair Ray, second the motion. The vote is a follows: The vote was as follows: R. Curran - aye; T. Rocco – aye; Maurice Weitman – nay; L. Welles – nay.

The motion therefore did not pass and this will also be communicated to the ZBA.

New Business – B-3 Recommendation: The location of this B-3 zone is the area of North Chestnut from Broad head to Old Kingston Road. These recommendations are included in a study by Behan Planning Associates commissioned two years ago by the Village Board.

- Recommendation #1: The board is in favor of this but questions why there is a size threshold. They feel that even small retail uses could include a residential component above.
- Recommendation #2: The board is comfortable with greater density assuming there is a residential component.
- Recommendation #3: The board is comfortable with increased building height but again only when mixed use is concerned
- Recommendation #4: The board is in agreement
- Recommendation #5: The board is in agreement
- Recommendation #6: The board is in agreement
- Recommendation #7: The board is in agreement
- Recommendation #8: The board is not sure about this, will need further review
- Recommendation #10 The board is in agreement
- Recommendation #10: Consider prohibiting free-standing signs but agree on everything else
- Recommendation #11: The board supports this recommendation but would like to add that parking lots should be connected with shared parking. Chair Ray would also like the Village to develop a Master Plan with public input in order to help the board achieve these goals.
- Recommendation #12: The board is in agreement, but wonders how do you achieve conformity
- Recommendation #13: The board is in agreement
- Recommendation #14: The board is in agreement
- Recommendation #15: The board believes this will be problematic but thinks that identifying those features that can be achieved without new construction, like sidewalks, landscaping etc would be helpful in achieving coherence with the district.

Board Liaison Jean Gallucci believes these changes should be village wide. This would mean a possible re-zoning of smaller areas within the village.

Adjournment:

Tom Rocco moved to adjourn the meeting at 9:00 pm; Linda Welles seconded the motion, and all voted in favor. The vote was as follows: R. Curran - aye; M. Weitman – aye; L. Welles – aye; T. Rocco – aye.

Respectfully submitted,

Jacqueline Sherbin

Secretary to Village Planning Board

Copies to: Trustee, Jean Gallucci