

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP/REGULAR MEETING AUGUST 4TH, 2009**

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

Members present: Raymond Curran, Chair; Thomas Rocco; Linda Wells, Terrance Ward

Also present: Scott Gratien; Craig Nixon; Kathy Moniz, Building Inspector; Jean Gallucci, Planning Board Liaison, Maurice Weitman

Announcement from the Chair:

- T. Rocco proposed approval of the May 19, 2009 meeting minutes, motion seconded by T. Rocco, all in favor. Chair Curran proposed approval of June 2, 2009 meeting minutes, motion seconded by Chair Curran, all in favor. Linda Welles proposed approval of the June 18th Special Meeting minutes, motion seconded by chair Curran, all in favor. July 21st, meeting minutes tabled until September 1st, 2009.

Public Hearing:

PB09-046: Scott Gratien & Craig Nixon: 189 Main Street [SBL: 86..34-11-7 (B-1)]

Special Use Permit: Hookah & Oxygen Lounge.

Applicants Present: Scott Gratien & Craig Nixon

A motion was made by Chair Ray Curran to open public hearing, seconded by Linda Wells. Hearing no comments from the public, Chair Curran made a motion to close public hearing, seconded by T. Rocco. The applicant explained the concept of the Hookah bar would be a place for people who are not old enough to go to a bar to socialize. There will be no alcohol served and limited prepared foods offered. Concerns were raised by the board about venting of the building. The venting will be from the top and the applicants are looking into a filtration system. There were concerns from the board about the fire proof door and making sure it is never removed. All concerns were addressed to the satisfaction of the board. T. Rocco moved to approve the application. L. Wells suggested that there should be an amendment for the filtration/ventilation system and the fire proof door/storage area should remain intact. Tom Rocco makes a motion to approve the application with the following conditions: There should be a filtration system as well as a ventilation system and the fire regulated structures remains intact. All were in favor. The vote is as follows: R. Curran - aye; T. Rocco – aye; Terence Ward – aye; L. Welles – aye.

New Applications/Review for Completeness

PB03-24: Woodland Pond at New Paltz. North Putt Corners Road. [SBL: 86.2-1-7; 86.2-1-2-112; 86.2-1-12.100]

Kingston Regional Senior Living Corp/New Life Management & Development.

Proposed Continuing Care Retirement Community.

Request for phasing of access ramps in accordance with occupancy rates

Scheduling or phasing of one aspect of the plan. Temporary modification to the turn lane from the original approved plan. Because of negotiation with the adjoining land owner Dawsons. Finalizing the easement to finalize bypass land. Meeting this Thursday with the homeowner to discuss. The reason for the modification is to get the Temporary CO. According to the DOT standards a turning lane is not warranted until you reach 90% occupancy, not warranted at 50 or 75% occupancy. Not changing any characteristic of the original entrance road plan but at this point we will not be constructing the bypass or turn lane at this point until we can finalize the easement issues with the adjoining property owner.

A Special Meeting is scheduled for August 24th, 2009 at 7:00pm and a Public hearing is scheduled for September 1st, 7:00pm

Other Business:

A. Al Wegener presentation -

B. Woodland Ponds Agreement with Wallkill Valley Land Trust – documents being reviewed by the board and will be discussed in detail at the September 1st Planning Board meeting.

Adjournment

Having no further business to discuss, meeting adjourned.

Respectfully submitted,
Jacqueline Sherbin
Village of New Paltz
Planning Board Secretary