

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP/REGULAR MEETING SEPTEMBER 15TH, 2009**

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

Members present: Raymond Curran, Chair; Thomas Rocco; Linda Welles, Terence Ward

Also present: Dino Toscani; Kathy Moniz, Building Inspector; Jean Gallucci, Planning Board Liaison, Brandon J. Myers, Bruce Kazan, Rachael Lagodka, Brandon J. Myers, Terry Dugan, Mayor

Public Hearings:

PB08-068: Dino Toscani/Bird Dog LLC, 27-29 Main Street [SBL: 86.34-2-15 (B-2)]
Special Use Permit: Farmers Market: to sell goods prepared by the applicant and produce from the local farmers .
Applicant Present: Dino Toscani

A motion as made to open the public hearing. Rachael Lagodka was concerned about the paving. Dino Toscani replied that he will be using brick pavers –brick surface and permeable. Motion to close public hearing – all in favor.

Dino Toscani explained that he wants to open a Farmers Market with local vendors to sell their wares. The hours of operation would be 7am – 8pm, 7 days per week. Dr. Tom Rocco reminded Dino that his original application stated the hours as 8am -8pm.

This market shall not sell crafts, since it is not a flea market, only food and vegetation items only. There will be no overnight food storage. Dino Toscani will provide the tents for the vendors. 15 Parking spaces for the Farmers Market will be allocated at the parking lot across the street to accommodate the Farmers Market patrons. Dino Toscani will provide appropriate signage, per request from the building Inspector, Kathy Moniz. Garbage removal will be provided by Mr. Toscani via the dumpster at the rear of the bank.

Lighting is a concern for the board for night time accommodations. Chair Ray Curran feels the street light will provide sufficient lighting for part of the Farmers Market. Mr. Toscani will provide the vendors with electrical outlets to provide lighting for their individual tents.

Also, the easement issues will need to be resolved with the adjoining property owner.

Dr. Thomas Rocco move to approve the application with conditions outlined above. All in favor. Vote as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye; T. Ward, aye.

New Application/For Completeness:

PB09-074 Stewart's Shops #309 – P.O. Box 435, Saratoga Springs, NY 12866 [SBL: 86.26-2-31 (B-3)]
Site Plan Approval: Replace underground storage tanks, add additional light posts, expand pavement, remove and replace signs on N. chestnut Street.
Applicant Present: Brandon J. Myers

Brandon Myers from Stewart Shops explained the modifications that they would like to make to the store on 32. They would like to remove the steel tanks and replace with fiberglass. Since they would like to change the tanks, they decided to include other changes to the store. The new tanks would be located in the same spot as the old tanks. Upgrade the canopy at the gas pumps, the structure will stay the same. We also would like to lower the entrance sign to 14 feet; right now it is too high and is blocked by a tree. In addition, we would like to add 5 freestanding lights. The building Inspector have received the specs for the lights. There would also be sidewalk and drainage work. The building Inspector has forwarded the plans to David Clouser for review.

Chair Ray Curran asked if Stewart Shop would be interested in working with the village regarding trail connection to the Millbrook Preserve. Mr. Myers will present this idea to Stewart Shops.

The board has determined that for now the application would be Unlisted until the report from David Clouser is received. The interpretation from the application suggests that there is little to no impact.

The planning board will submit the application to UCPB. Terence P Ward feels that we should not forward the application to County until we make our determination. His understanding is that we should be reviewing the engineer's report and has our public hearing prior to sending to County. Chair Ray Curran will schedule a meeting with County to clarify.

Tom Rocco made a motion to approve the application for completeness with the contingency of the engineers report. Vote as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye; T. Ward, nay.

Chair Ray Curran will schedule the public hearing pending approval by the County. This action is in dispute by Terence P Ward who has a different understanding of Ulster County Referrals. Chair Ray Curran will also get clarification from County.

Ray Curran made a motion to schedule a public hearing at the earliest date pending County approval. Vote as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye; T. Ward, nay

Other Business:

A. **Code Definitions:**

Code definitions were recommended to the board by Drayton Grant and changes were discussed. Looking to clarify the definitions to the village code for Bars, Restaurants, and Delis, etc. Drayton recommended density standards for parking. Building Inspector, Kathy Monitz feels that these parking density definitions would make the code clearer and more enforceable. Any changes to code definitions would be going forward and not retroactive. The board feels that any bar within a restaurant should not remain open for the sale of alcohol after the normal food service has closed. The board feels that this definition would easily clarify the difference between a restaurant and a bar. Concerning delicatessens the board felt that up to 20% of the floor area could be used for table dining.

Adjournment

Having no further business to discuss, meeting adjourned.

Respectfully submitted,

Jacqueline Sherbin
Village of New Paltz
Planning Board Secretary

Copies to: Drayton Grant, Attorney
PB2009_07-21_WR.doc

David Clouser, Engineer

Ted Fink, Planner