

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP MEETING APRIL 7, 2009**

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

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

Members Absent: Thomas Rocco

Also present: Nathaniel Karron, Gina Tufano, Alison Nash, Maurice Weitman, Rachel Lagodka, Erin Quinn, Report, NP Times and other members of the public.

Approval of Minutes:

- A motion was made by Dr. Welles to approve the minutes of the March 5, 2009 Stoneleigh Woods Supplemental Draft Impact Statement (SDEIS) public hearing. The motion was seconded by Mr. Ward and approved by the Board. The vote was as follows: R. Curran – aye; T. Ward – aye; L. Welles – aye.
- A motion was made by Dr. Welles to approve the minutes of the March 17, 2009 regular meeting. The motion was seconded by Mr. Ward and approved by the Board. The vote was as follows: R. Curran – aye; T. Ward – aye; L. Welles – aye.

Agenda Order:

Chair Curran suggested changing the order of the agenda to allow Mr. Karron's application to be reviewed first. A motion to that effect was made by Mr. Ward, seconded by Dr. Welles and passed unanimously by the board. At the end of the meeting, the board would be discussing a letter received from the Town Supervisor regarding Stoneleigh Woods.

Applications for Completeness Review

PB09-014: Nathaniel Karron. 19 N. Front Street/26 N. Chestnut Street. [SBL: 86.127-1-1 (B-2)]

Special Use Permit to convert one residence in a 4-family house to a commercial space with no exterior changes to the building.

Applicant Present: Nathaniel Karron

The applicant clarified the location and entrances to the property. During the renovation of an unoccupied ground floor unit, Mr. Karron decided he'd like to convert that 450 s/f space to a commercial rental; the other three apartments would remain the same: one 1-bedroom on the ground floor, one 1-bedroom (studio) in the basement, one 2-bedroom upstairs. The entrance to the retail space would be on the N. Chestnut Street side, from the parking lot. A few years ago the applicant considered enlarging the parking lot but no date there are no plans to move forward on that proposal.

The building inspector's summary noted adequate parking. There are 6 on-site parking spaces for the three residential units (based on a total of 4 bedrooms) and the commercial space. The board reviewed and discussed the parking requirements of rental units and the size of the commercial space. Before the applicant's next meeting, the Chair will confirm the number of spaces required for each use and the location of the on-site and/or off-site spaces. He will request that the building inspector include this information on future applications.

The Board determined the application as an unlisted action and no SEQR review was required.

Mr. Ward made a motion to deem the application complete for the purposes of submitting to County Planning Board with the condition the building inspector provide, in the application summary, the existing number of parking spaces and the number of spaces required by code with the new use. The motion was seconded by Dr. Welles and carried unanimously by the board. The vote was as follows: R. Curran - aye; T. Ward – aye; L. Welles – aye.

The application will be reviewed by the Ulster County Planning Board on May 6, 2009. A public hearing will be scheduled for May 19, 2009.

PB08-163: Rascals Bar & Grille/127 Main Street LLC [SBL: 86.34-6-11 (B-2)]

Special Use Permit/Site Plan: extend the restaurant use to the second floor, as a catering hall.

Applicant Present: Gina Tufano, Property owner/ applicant representative

Ms. Tufano said the building inspector had confirmed that all requirements for completeness had been satisfied. The second floor deck had been removed from the proposal and adequate parking was cited in the traffic study without the use of 123 Main Street. She said no further changes had been made to the application. Chair Curran said the applicant's parking study showed adequate off-site available spaces and included two leased facilities. Referring to an email from counsel, he said the leases referenced in the study must include proof that the agreement will last as long as the applicant's special use – either in the form of a recordable lease or easement. Such agreements must be submitted in time to be reviewed by the board's attorney prior to the next meeting. Ms. Tufano was given a copy of the email from the board's attorney Drayton Grant.

It was noted that the parking study indicated 112 spaces were required while the layout drawing prepared by the applicant's engineer noted 132 spaces for the entire building. The Chair said the board will review and conduct its own analysis of all the numbers used in the parking study.

There was a brief discussion on the definition of "catering" as ad hoc or sponsored events. Ms. Tufano said catering was not a daily event. The Chair said the specifics of the special use permit, including potential impacts, would be discussed during the review period.

The Board determined the application as an unlisted action and no SEQR review was required.

Dr. Welles made a motion to deem the application complete to send to the UCPB. The motion was seconded by Mr. Ward and carried unanimously by the board. The vote was as follows: R. Curran - aye; T. Ward – aye; L. Welles – aye.

The application will be reviewed by the Ulster County Planning Board on May 6, 2009. A public hearing will be scheduled for May 19, 2009.

New Business:

Letter from Town Supervisor regarding the Stoneleigh Woods Project

The Chair said all site visits to the project must go through the Village of New Paltz Planning Board. He had spoken to the owners/developers about procedures for site visits. The developer agreed to allow 2 representatives from the EnCC to accompany Norbert Quinzer, the Board's environmental specialist, on his site visit. The Town Supervisor's request that their wetlands inspector be allowed on those site visits will require an additional agreement from the applicant.

The Supervisor's letter stated the Town was an "involved" agency because one or more portions of a roadway are proposed to be constructed through the town. The attorneys for the Town and Village Planning Board will review this issue and the implications and responsibilities of an involved agency versus an interested agency.

The board briefly discussed a letter received from the Sunset Ridge LLC to the Town Supervisor that questioned the authority of the Town to send their inspector to the site without prior approval of the owner or adhering to procedures prescribed to other agencies and consultants. Chair Curran said the Village code grants the Planning Board the right to require whatever information it deems necessary to fully evaluate an application.

The Board agreed that the Town's has a stake in this project and their representative should be allowed on the site regardless of the Town's classification. Dr. Welles made a motion to approve the Town's request to be included in the wetland inspections with the understanding that all visits have to be approved by the developer/owners and that the Town must subscribe to the same conditions

imposed upon the Village Planning Board. The motion was seconded by Mr. Ward and carried unanimously by the board. The vote was as follows: R. Curran - aye; T. Ward – aye; L. Welles – aye.

EnCC Issues/Procedures Regarding the Stoneleigh Woods Project

Maurice Weitman and Rachel Lagodka, Village EnCC

There was a lengthy discussion concerning the question, conditions and guidelines for site access, including the identification of potential personnel and number of attendees per site visit. Chair Curran said the board consultants will determine the locations for their environmental review and felt the developer's request to contain the number of people per site visit was reasonable due to insurance/liability issues. Mr. Weitman was not comfortable limiting the number of EnCC representatives to two per site visit explaining that other members may needed to operate GPS instruments to collect data. The Chair suggested board members visit the site after the consultants' findings are reported.

There was further discussion about the role and inclusion of the EnCC in future aspects of this (and similar) projects and improving information flow between the EnCC, the Planning Board and the building inspector during the inspection phase.

Executive Session.

At 8:25pm, Dr. Welles made a motion to go into executive session to discuss a personnel issue. The motion was seconded by Mr. Ward and carried unanimously by the Board. At 8:40pm Mr. Ward made a motion to come out of executive session. The motion was seconded by Mr. Ward and carried unanimously by the Board. No action was taken by the board.

Adjournment:

Dr. Welles moved to adjourn the meeting at 8:41 pm; Mr. Ward seconded the motion, and all voted in favor. The vote was as follows: R. Curran - aye; T. Ward – aye; L. Welles – aye.

Respectfully submitted,

Alison Shestakofsky
Secretary to Village Planning Board
Copies to: Trustee Michael Zierler
David Clouser, Engineer
PB2009_04-07 letter.doc

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