

**VILLAGE OF NEW PALTZ PLANNING BOARD
WORKSHOP/REGULAR MEETING JULY 21ST, 2009**

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

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

Also present: Julio Vega; Scott Gratien; Craig Nixon; Dino Toscani; Chanda Butler;
Kathy Moniz, Building Inspector; Jean Gallucci, Planning Board Liaison

Announcement from the Chair:

- Chair Curran proposed postponing the approval of the May 19, 2009, June 2, 2009, June 18th Special Meeting and July 21st 2009 draft minutes until the next meeting with the Planning Board

Public Hearings:

PB09-036: Julio Vega/Muddy Cup NY LLC. 58 Main Street [SBL: 86.143-1-012 (B-2)]
Amended Special Use Permit to expand the current menu and kitchen.
Applicant present: Julio Vega

The public hearing was opened. There were no comments from the public. Dr Linda Welles made a motion to close the public hearing which was approved.

Board members have reviewed the application and all components: Paninni machine, convection oven, fan and fire extinguisher. A motion was made by Dr. Rocco to approve application. The motion was seconded by Chair, Ray Curran and approved by the Board. The vote was as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye. Motion passed unanimously.

PB09-037: Chanda Butler/Transcendence Gallery. 175 Main Street [SBL: 86.144-1-10(B-1)]
Special Use Permit for an art gallery.
Applicant Present: Chandra Butler

The public hearing was opened. Several neighbors were concerned about traffic, noise and parking.

Dr. Linda Welles made a motion to close the public hearing and approve. Public concerns were discussed and resolved. A motion was made by Dr. Rocco to approve the application with conditions to the Special Use to include # of people posted on site (12 max) and up to two annual events where the time would be 11am-10pm. Regular gallery hours will be 11am to 8:00pm. The vote was as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye. Motion passed.

Review for Completeness:

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 Dr. Rocco to approve the application for completeness. The vote was as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye. Motion passed.

Public hearing scheduled for August 4th, 7:00pm

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 was made by Chair Curran for an amended application form, amended EAF, inclusion of hours. R. Curran – aye; T. Rocco – aye; L. Welles – aye. Motion passed.

The application will be sent to Ulster County Planning Board for review and a public hearing will be scheduled for September 1, 2009.

Other Business:

A. Minute's approval:

Chair Curran and board members to review and approve board meeting minutes at the August 4th meeting.

Adjournment

Chair Curran moved to move to executive session at 8:30PM; Dr. Welles seconded the motion and all voted in favor. The vote to enter into Executive Session was as follows: R. Curran – aye; T. Rocco – aye; L. Welles – aye.

Respectfully submitted,

Jacqueline Sherbin
Village of New Paltz
Planning Board Secretary

Copies to: Drayton Grant, Attorney
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David Clouser, Engineer

Ted Fink, Planner