

**VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
MINUTES
January 4, 2011**

Present: Maurice Weitman; Chairman
Tom Rocco
Linda Welles
Rich Steffens

Absent: None

Also Present: Amanda Erickson, Village Clerk
George Rodenhausen, Planning Board Attorney
Jean Gallucci, Trustee

Call to Order:

Chairman Weitman opened the January 4, 2011 Regular Meeting of the Planning Board at 7:05PM.

Public Hearings:

PB 10-009: Elting Memorial Library, 93 Main St. New Paltz NY 12561. Application for Site Plan/Special Use Permit Approval at a property located at 93 Main St. New Paltz, Ny 12561. Current use of site is the parking lot of the library. Proposed used of site is a storage shed in one corner of the lot.

Ms. Erickson noted that the public hearing notice did not comply with public hearing notice requirements as amended by the Village Board of Trustees. Accordingly, the Board voted to schedule a new public hearing on February 15, 2011.

Recommendation to Zoning Board of Appeals:

ZB10-009: John and Karen Johnson, 192 Rt. 299. New Paltz, NY 12561. Applicant is requesting relief from Chapter 212 – 13 B (4)(a) of the Village of New Paltz Code to convert a 6 bedroom Single Family Residence to a 2 Family Residence containing 3 bedrooms each at a property located in the Village at 25 Tricor Ave.

RESOLUTION OF RECOMMENDATION TO ZONING BOARD OF APPEALS

**JOHN & KAREN JOHNSON REQUEST FOR AN AREA VARIANCE
25 TRICOR AVENUE, VILLAGE OF NEW PALTZ
ZBA APPLICATION # 10-009**

Date: January 4, 2011
Resolution No. ZB10-009-1

Moved by: Linda Welles
Seconded by: Tom Rocco

WHEREAS, John and Karen Johnson have applied to the ZBA for a density area variance to permit them to convert a six bedroom single family residence at 25 Tricor Avenue to a two family residence with each dwelling unit containing three bedrooms; and

WHEREAS, the Zoning Board of Appeals has referred the variance application to the Planning Board and requested the report and recommendation of the Planning Board pursuant to section 212-59A(4) of the Village Code; and

WHEREAS, the Planning Board met with the applicant at the Planning Board meetings on December 21, 2010, and January 4, 2011, and reviewed the application with the applicant; and

WHEREAS, the applicant has revised the floor plan dated December 29, 2010, for the first floor in response to comments from the Planning Board to eliminate the proposed dormer on the second floor and locate the living room and kitchen for each unit on the first floor; and

WHEREAS, the Building Department has produced a letter dated April 6, 1989, from Building Inspector Joseph Czaplicki, authorizing the house to be used as a rooming house for five students;

NOW, THEREFORE, THE PLANNING BOARD MAKES THE FOLLOWING FINDINGS:

- 1. The property is on 0.18 acres and is situated in an R2 zoning district which requires a minimum lot size of 7,260 square feet per dwelling unit containing a maximum of three bedrooms, plus 2,420 for each additional bedroom; and**
- 2. As a single family residence with six bedrooms the required lot size is 14,520 square feet, and as a two family with three bedrooms in each unit the required lot size is the same; and**
- 3. The change from a six-bedroom house to two three-bedroom apartments should help reduce the noise and other nuisances.**

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby recommends that the Zoning Board of Appeals approve the requested area variance on the condition that the occupancy of the two proposed apartments be limited to three persons each or six persons total to the building.

Moved by: Linda Welles

Second: Tom Rocco

Ms. Welles: Aye
Mr. Rocco: Aye
Mr. Steffens: Aye
Mr. Weitman: Aye

ZB10-007: Susan Salanitri, 27 John St. New Paltz, NY 12561. Applicant is requesting relief from Chapter 212 – 13 B (4)(a) to convert a Single Family Residence to a Two Family Residence at a property located in the Village at 27 John St.

**RESOLUTION OF RECOMMENDATION TO ZONING BOARD OF APPEALS
SUSAN SALANITRI REQUEST FOR AN AREA VARIANCE
27 JOHN STREET, VILLAGE OF NEW PALTZ
ZBA APPLICATION # 10-007**

Date: January 4, 2011
Resolution No. ZB10-007-1

Moved by: Maurice Weitman
Seconded by: Linda Welles

WHEREAS, Susan Salanitri has applied to the ZBA for a density area variance to permit her to convert a single family residence at 27 John Street to a two family; and

WHEREAS, the Zoning Board of Appeals has referred the variance application to the Planning Board and requested the report and recommendation of the Planning Board pursuant to section 212-59A(4) of the Village Code; and

WHEREAS, the Planning Board met with the applicant at the Planning Board meeting on January 4, 2011, and reviewed the application with the applicant;

NOW, THEREFORE, THE PLANNING BOARD MAKES THE FOLLOWING FINDINGS:

- 4. The property is on 0.17 acres, or 7,405.2 square feet and is situated in an R2 zoning district which requires a minimum lot size of 7,260 square feet per dwelling unit containing a maximum of three bedrooms; and**
- 5. Conversion of the single family residence to a multi family residence would require a significant area variance from the required 21,789 square feet to 7,405.2 square feet wfor a structure which is now in compliance with the density requirements; and**
- 6. In 1988, the ZBA granted an area variance for this property with one of the conditions being that it would remain a single family residence.**

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby recommends that the Zoning Board of Appeals deny the requested area variances.

Moved by: Maurice Weitman

Second: Linda Welles

Ms. Welles: Aye
Mr. Rocco: Aye
Mr. Steffens: Aye
Mr. Weitman: Aye

Motion to Adjourn:

Mr. Steffens moved to adjourn. This motion was seconded by Ms. Welles. 4 ayes.

The January 4, 2011 Regular Meeting of the Planning Board adjourned at 8:53PM.

Respectfully Submitted by,

Amanda Erickson, Village Clerk