

**VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
MINUTES
October 18, 2011**

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

Absent: None

Also Present: George Rodenhausen; Planning Board Attorney
Amanda Erickson; Deputy Clerk
Mayor Jason West

Call to Order:

Chairman Weitman called the October 18, 2011 Regular Meeting of the Planning Board to order at 7:08 pm.

Review For Completeness:

PB11-009: Ice Cream/ Dessert Parlor, Annette Tanzi. Application for Site Plan/ Special Use Permit Approval at a property located at 186-194 Main St. The current use of site is a clothing store. The proposed use of site is an ice cream/ dessert parlor.

Mr. Steffens stated that this application should not be considered a restaurant.

Chairman Weitman stated the Board needs a letter of authorization from the property owner and a floor plan with dimensions and scale.

Mr. Rocco moved that PB11-009 be considered incomplete and that the application be resubmitted with the correct use. Additionally, a letter of authorization and a floor plan with dimensions and scale must be submitted. Ms. Welles seconded the motion. 5 ayes. Motion passed.

PB11-08: Mulberry Commons, Robert and Gretchen Schoonover. Application for Site Plan/Special Use Permit Approval at a property located at 14 Mulberry St. The current use of site is single 2 family dwellings and garages. The proposed use of site is 4 – 2 family-2 bedroom rental units.

PB11-10: Mulberry Commons, Robert and Gretchen Schoonover. Application for Subdivision Plat Review and Approval at a property located at 14 Mulberry St.

Mr. Sasso, the applicants' Project Consultant, stated that the applicants would like to remove the lot line that is currently dividing the property and construct four (4) two (2) bedroom duplexes. The applicants are aware that they will eventually have to go to the Zoning Board of Appeals for a density variance for the 8th unit.

Chairman Weitman read the following memorandum from Rodney Watrous regarding the proposed parking for this project:

Mr. Steffens inquired as to whether or not this property may be in the "drainage district" for tributary 13 and stated his concern about the changes in elevation.

Mr. Sasso asked if phasing the work is available as an option. Meaning, would it be possible for the applicants to complete 2 units, rent them, and then move forward with constructing the rest.

Mr. Rocco moved that PB11-008 be considered incomplete. Mr. Steffens seconded this motion. 5 ayes. Motion passed.

The Board would like site plan requirements to be added to or changed on the site plan to include lighting, landscaping, parking, drainage, and color to show topography

Mr. Steffens moved to accept the sketch plan for the lot line revision of PB11-010. Mr. Rocco seconded this motion. 5 ayes. Motion passed.

Continued Public Hearing:

PB11-007: 211 Main Street (Exterior Change), Andrew Loyer. Applications for Site Plan/Special Use Permit at a property located at 211 Main St., New Paltz NY 12561. The current use of site is office space. The proposed use of site is office space with a new porch and entrances.

Chairman Weitman moved to re-open the public hearing regarding PB11-007. Mr. Steffens seconded this motion. 5 ayes. Motion passed.

The public hearing regarding PB11-007 was re-opened at 8:00pm.

No members of the public wished to speak.

Chairman Weitman moved to close the public hearing. Mr. Steffens seconded the motion. 5 ayes. Motion passed.

The public hearing regarding PB11-007 closed at 8:01pm.

Chairman Weitman moved to accept the following resolution. Mr. Steffens seconded this motion. 5 ayes. Motion passed.

SITE PLAN AND SPECIAL PERMIT APPROVAL

**ANDREW LOYER APPLICATION FOR SITE PLAN
APPROVAL AND SPECIAL USE PERMIT**

**211 MAIN STREET, VILLAGE OF NEW PALTZ
PB APPLICATION # PB 11-007**

Date: October 18, 2011
Resolution No. PB11-007-1

Moved by: Maurice Weitman
Seconded by: Rich Steffens

WHEREAS, Andrew Loyer has applied for site plan approval and special use permit for the alteration of an existing building at 211 Main Street, Village of New Paltz to increase the number of office spaces inside the building and to add a porch and alter the entrances; and

WHEREAS, the Planning Board met and reviewed the application with the applicant on September 20, 2011, at which time it determined that the application was not likely to present any significant adverse effects and that a draft environmental impact statement would not be prepared; and

WHEREAS, a duly noticed public hearing on the application was held on October 4, 2011, at which all members of the public wishing to be heard were heard; and

WHEREAS, at its meeting on September 20, 2010, the Planning Board referred the application pursuant to section 239-m of the General Municipal Law to the Ulster County Planning Board, which responded that the matter did not require county review;

NOW THEREFORE, THE PLANNING BOARD MAKES THE FOLLOWING FINDINGS:

1. The continued use of the existing structure for offices and the addition of the porch are compatible with and consistent with the surrounding district; and
2. The off-street parking for the facility is adequate for the contemplated use; and
3. The front yard setback of the building after the construction of the porch more than satisfies the code requirements.

NOW, THEREFORE, IT IS HEREBY RESOLVED::

1. That the proposed special permit for office use and porch as set forth in the application received September 6, 2011, including the interior floor plan, is hereby approved.
2. The application for site plan is hereby approved, as set forth in drawings prepared by Scot Dutton Associates, LLC, dated September 5, 2011, no revision date, labeled AO1 through AO4.

Recommendations to the Zoning Board of Appeals:

ZB11-007: Jacob Lawrence. Variance application for a property located at 22 Cooper St. Current use of site is an unfinished stone patio. The proposed use of site is a wooden deck. The Variance request is relief from section 212-12 A (8) (b) [1] (Rear yard setback) allowing a 12' setback for a deck on the rear of the house.

Mr. Rocco moved to recommend that the Zoning Board Appeals approve the requested variance. Mr. Steffens seconded the motion. 5 ayes. Motion passed.

Minutes:

Minutes from the September 6, 2011 Regular Meeting of the Planning Board

Mr. Rocco moved to accept the Minutes from the September 6, 2011 Regular meeting of the Planning Board as amended. Mr. Zierler seconded the motion. 4 ayes, 1 abstain (Mr. Steffens). Motion passed.

Minutes from the September 20, 2011 Regular Meeting of the Planning Board

Mr. Steffens moved to accept the Minutes from the September 20, 2011 Regular Meeting of the Planning Board as a amended. Ms. Welles seconded the motion. 5 ayes. Motion passed.

Minutes from the October 4, 2011 Regular Meeting of the Planning Board

Mr. Steffens moved to accept the Minutes from the October 4 , 2011 Regular Meeting of the Planning Board as a amended. Mr. Zierler seconded the motion. 4 ayes, 1 abstain (Mr. Rocco) Motion passed.

Respectfully Submitted By,

Amanda Erickson

Deputy Clerk