

**VILLAGE OF NEW PALTZ PLANNING BOARD  
REGULAR MEETING  
MINUTES  
February 15, 2011**

**Present:** Maurice Weitman, Chairman  
Tom Rocco  
Rich Steffens  
Linda Welles

**Absent:** None

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

**Call to Order:**

Chairman Weitman called the February 15, 2011 Regular Meeting of the Planning Board to Order at 7:00pm.

**Public Hearing:**

**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.**

Mr. Rocco moved to open the public hearing. Mr. Steffens seconded this motion. 4 ayes. Motion Passed  
The public hearing opened at 7:03PM.

Eugene Heath, VP of the Lib Board of Trustees. He made this request several months ago in order to aid the people running fundraising.

Ira Margolis stated that when the planning board approved the plan for the library this was rushed through, and they did not take into consideration a danger spot for disabled and elderly citizens. This has been brought to the library's attention, even by the building inspector. He would like the board to add to the request that the library correct this dangerous situation. This is an opportunity to make safe a dangerous situation.

Ms. Welles moved to close the public hearing. This motion was seconded by Mr. Rocco. 4 ayes. Motion Passed.

The public hearing was closed at 7:08pm.

**SITE PLAN AND SPECIAL PERMIT APPROVAL**

**ELTING MEMORIAL LIBRARY APPLICATION FOR SITE PLAN  
APPROVAL AND SPECIAL USE PERMIT**

**93 MAIN STREET, VILLAGE OF NEW PALTZ  
APPLICATION # PB 10-009**

Date: February 15, 2011  
Resolution No. PB10-009:1 of 2011

Moved by: Rich Steffens  
Seconded by: Tom Rocco

WHEREAS, Elting Memorial Library (the "applicant"), applied to the Planning Board on November 11, 2010, for site plan approval for the construction of a storage shed in the corner of the existing parking lot on the 1.11 acre parcel owned by the applicant in the B-2 Zoning District; and

WHEREAS, on December 21, 2010, the Planning Board as lead agency determined that the project was not likely to have any potential significant environmental impact and that a draft environmental impact statement would not be prepared; and

WHEREAS, 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; and

WHEREAS, the proposed shed required a setback variance, approval of which was recommended by the Planning Board on December 7, 2010, and approved by the Zoning Board of Appeals on December 14, 2010; and

WHEREAS, a duly noticed public hearing on the application was held on February 15, 2011, at which all members of the public wishing to be heard were heard;

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

- 1. The dimensions of the proposed shed are 10' by 18' and 10' high and will not cause a visual disturbance to the neighbors or pedestrians; and**
- 2. The location of the proposed shed in the corner of the parking lot will not interfere with the safe flow of traffic.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED:**

- 1. That the proposed special permit for placement of the storage shed in the corner of the parking lot, as set forth in the application dated November 11, 2010, is hereby approved.**
- 2. The application for site plan approval dated November 11, 2010, is hereby approved,**

Moved by: Rich Steffens

Second: Tom Rocco

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

**Other Business:**

**Request for the Release of Escrow Funds RE: PB10-007  
Letter from Kemal Demiray, January 1, 2011**

Ms. Welles moved to release the remaining escrow funds for the Anatolia restaurant project. This motion was seconded by Mr. Rocco 4 ayes. Motion passed.

## **Discussion of Fractional Dwelling Unit Current Code/ Proposed Code**

Mr. Rocco stated that this law must be consistent with the comprehensive plan. He stated further that the Comprehensive Plan Review Committee has looked at this proposed code and it was looked on favorably, however he does not recommend any change to the code relating to density until the new comprehensive plan is complete.

Ms. Welles agreed with Mr. Rocco, and stated that in the R3 District Committee, the need for smaller units, was brought up as an issue. She felt that this type of housing would be to the advantage of the community as it breeds a different culture than 6 bed-room houses.

Mr. Rocco felt that the Village Board should be sure to consider how this may change the character of communities. He also noted that semantically, there is an issue with the use of the term, "fractional unit," as it is not found anywhere in New York State code, and it is used differentially around the county. The idea should not be wedded to this term, "Fractional Dwelling Unit"

Mr. Steffens stated that he is in favor of high density housing. In his project down town, it was proved that 24 one-bedroom apartments were better than what the zoning allowed. There is precious little space to develop, so this should be considered a re-development plan. He also was concerned about the how this would affect the character of the Village. if people where to begin redeveloping old Victorian homes into studio apartments this would greatly change the look and feel of the Village.

Chairman Weitman agreed with Mr. Steffen's concern. He felt that this might be a slightly backward way of accomplishing things. He feels that the zoning portion of the code needs a lot of work, and that there are many inconsistencies with in it. The piece-meal change to the zoning code has rendered it ineffective, and would prefer this to begin in Comprehensive plan.

Mr. Rodenhausen suggested that the board authorize Chairmen Weitman to send a letter to the Village Board to make them aware of the concerns listed above.

Ms. Welles moved to authorize Chairman Weitman to draft and send a letter to the Village Board as per Ms. Rodenhausen's recommendation. This motion was seconded by Ms. Rocco. 3 ayes. Motion passed.

### **Minutes:**

#### **Draft Minutes from the December 7, 2010 Regular Meeting of the Village of New Paltz Planning Board**

Tabled.

#### **Draft Minutes from the December 21, 2010 Regular Meeting of the Village of New Paltz Planning Board**

Tabled.

#### **Draft Minutes from the January 4, 2011 Regular Meeting of the Village of New Paltz Planning Board**

Tabled.

### **Motion to Adjourn:**

Ms. Welles made the motion to adjourn the meeting. This motion was seconded by Mr. Steffens. 4 ayes. Motion passed.

The February 15, 2011 Regular Meeting of the Planning Board adjourned at 7:45pm.

**Respectfully Submitted By,**

**Amanda M. Erickson, Village Clerk**