

VILLAGE OF NEW PALTZ PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES  
December 17, 2013

**Present:** Maurice Weitman, Chairman  
Elizabeth Harschow  
Michael Zierler

**Absent:** John Litton  
Richard Steffens  
George Rodenhausen; Planning Board Attorney  
Thomas Rocco, Liaison for the Village of New Paltz Board of Trustees

**Also Present:** Brogan O'Donnell, Village Planning and Zoning Board Secretary

**Call to Order**

Chairman Weitman called the December 17, 2013 Regular Meeting of the Village Planning Board to order at 7:00PM

**Public Hearing**

**PB13-04 - LOT LINE ALTERATION – HENRY W. DUBOIS DRIVE**

Resolution of Approval Review for Lot Line Alteration on Henry W. Dubois Drive

Applicant: Floyd D. Kniffen

Zoning District: R-1, residential

Chairman Weitman moved to open the Public Hearing. Mr. Zierler seconded 3 Ayes, 0 Nays, 2 Absent (Mr. Litton and Mr. Steffens). Motion carried.

The Public Hearing was opened at 7:02

No members of the public came forward to speak.

Chairman Weitman moved to close the Public Hearing. Mr. Zierler seconded. 3 Ayes, 0 Nays, 2 Absent (Mr. Litton and Mr. Steffens). Motion carried.

The Public Hearing was closed at 7:03

Mr. Kniffen explains changes that have been made to the Lot Line Application since the December 3, 2013 meeting. Based on comments made during the last meeting, Mr. Kniffen decided to remove the forced main through what would be a future preserve because of their access road requirements as required by the Village Department of Public Works.

In doing so, Mr. Kniffen replaced the forced main with individual septic systems for the three individual lots (numbers 13, 14 and 15). In order to accommodate the septic systems, two lot lines had to be shifted slightly.

Mr. Zierler asked about the ability to ensure that there will be a trail from the Lent property to the East, which was contingently agreed upon to the preserve. This would create continuity in the future for connecting to the preserve.

Mr. Zierler and Chairman Weitman agreed on the importance to include a mention of future trail connections in amendments for the final plat.

Chairman Weitman moved to approve the Resolution of this Lot Line Alteration application as follows:

**VILLAGE OF NEW PALTZ PLANNING BOARD  
25 PLATTEKILL AVE.  
NEW PALTZ, NY 12561  
(845) 255-3055  
(845) 255-5103 Fax**

**FLOYD KNIFFEN LOT LINE ALTERATION**

**RESOLUTION OF APPROVAL**

**HENRY W. DUBOIS DRIVE, VILLAGE OF NEW PALTZ  
PLANNING BOARD APPLICATION # PB 13-04**

*Date: December 17, 2013*  
*Resolution No. \_\_\_\_\_*

*Moved by: Chairman Maurice Weitman*  
*Seconded by: Ms. Elizabeth Harschow*

**WHEREAS**, on September 30, 2013, Floyd D. Kniffen applied for a lot line alteration affecting five lots and creating no new lots on a 29.161 acre property he owns at Henry W. Dubois Drive and Millbrook Road in the Village of New Paltz, Tax Map Section 86.2, Block 2, Lot 58.21, as shown on a plat prepared by A. Diachishin and Associates, P.C., last revised 12/9/13; and

**WHEREAS**, as last revised, the lot line alteration will create three building lots on the east side of the property, identified as lots 13, 14 and 15, to be serviced by individual wells and septic systems which will require approval of the Ulster County Department of Health; and

**WHEREAS**, on November 5, 2013, the Planning Board determined that the proposed lot line alteration would not have a significant effect on the environment and that a draft environmental impact statement would not be prepared; and

**WHEREAS**, referral to the Ulster County Planning Board pursuant to General Municipal Law § 239-n is not required under the Referral Submittal Matrix issued by the Ulster County Planning Board on October 10, 2013, as the lot line alteration creates no new lots; and

**WHEREAS**, a letter dated November 29, 2013, has been received by the Planning Board from the New Paltz Fire Department with comments on the proposed lot line alteration, which has been given due consideration; and

**WHEREAS**, a letter dated December 3, 2013, has been received by the New Paltz Planning Board from the Village of New Paltz Department of Public Works with comments on a proposed connection to the Village Sanitary Sewer System, which is no longer proposed; and

**WHEREAS**, a properly noticed public hearing on the proposed application was convened at Village Hall on November 19, and continued to December 3 and December 17, at which all those wishing to be heard were permitted to speak; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Village of New Paltz Planning Board that the proposed lot line alteration affecting five lots and creating no new lots on a 29.161 acre property at Henry W. Dubois Drive and Millbrook Road in the Village of New Paltz, Tax Map Section 86.2, Block 2, Lot 58.21, as shown on a plan prepared by A. Diachishin and Associates, P.C., last revised 12/9/13, is hereby approved subject to the following conditions:

1. **Approval by the Ulster County Department of Health of the well and septic locations on Lots 13, 14 and 15;**
2. **Approval by the Planning Board Attorney of a Common Driveway Easement and Maintenance Agreement for the driveway serving Lots 13, 14 and 15;**
3. **Addition of a note on the final plat concerning the common driveway reciting the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> paragraphs of the letter from the New Paltz Fire Department to the Planning Board Chairman dated November 29, 2013 (deleting the phrase "It is understood that" where it appears);**
4. **Indication on the final plat of the location of potential trail connections between Henry W. Dubois Drive and the Lands of Shawangunk Reserve, Inc. to the north;**
5. **Payment of all fees and escrow.**

Moved by: Chairman Maurice Weitman

Second: Ms. Elizabeth Harschow

Maurice Weitman	AYE
Elizabeth Harschow	AYE
Michael Zierler	AYE

2 Absent: Mr. Litton and Mr. Steffens

Maurice Weitman, Planning Board Chairman

**Adjournment**

Chairman Weitman moved to adjourn. Ms. Harschow seconded. 3 Ayes. Motion carried.

The December 17, 2013 meeting of the Planning Board was adjourned at 7:20pm.

Respectfully submitted by,

Brogan O'Donnell  
Village Planning and Zoning Board Secretary