

VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES
March 18, 2014

Present: Maurice Weitman, Chairman
Richard Steffens
Elizabeth Harschow
Richard Steffens
Michael Zierler

Also Present: Thomas Rocco, Village Board Liason
George Rodenhousen, Attorney for the Planning Board
Brenda White, Village Planning Director
Brogan O'Donnell, Village Planning and Zoning Board Secretary

Absent: John Litton

Call to Order:

Chairman Weitman, called the March 18, 2014 Regular Meeting of the Village Planning Board to order at 7:02PM

PB13-06: Proposed – Decks on the Town and Country condos – Huguenot St. & North Front St.

Application for Modification to existing buildings

Applicant: Joseph A. Daidene

Zoning District: H, R3 & G

00:01:35-00:11:23

Mr. Steffens motioned to re-open the public hearing for PB13-06. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

Noone from the public came forward to speak about this application.

Mr. Steffens motioned to close the public hearing for PB13-06. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

The Planning Board answered the Environmental Assessment Form at the table. Mr. Steffens moved for a negative declaration to the Environmental Assessment Form for PB13-06. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

Chairman Weitman motioned to approve the PB13-06 application. Mr. Steffens seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

**VILLAGE OF NEW PALTZ PLANNING BOARD
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**TOWN AND COUNTRY CONDOMINIUMS SITE PLAN AMENDMENT
RESOLUTION OF APPROVAL
PLANNING BOARD APPLICATION # PB 13-06**

Date: March 18, 2014
Resolution No. PB13-06

Moved by: Chairman Maurice Weitman
Seconded by: Mr. Rich Steffens

WHEREAS, on November 21, 2013, Town and Country Condominiums applied for site plan amendment to authorize the replacement of cantilevered decks with pole supports, as shown on a five-sheet plan set prepared by Ciro Interrante Architect, PC, dated July 13, 2012, last revised 9-13-13, which application was determined complete by the Planning Board at its meeting on December 3, 2013; and

WHEREAS, a duly noticed public hearing on the application was opened and held on January 21, 2013, at the Village Hall, Village of New Paltz, at which all those wishing to be heard were given the opportunity to speak, and which hearing was continued at each meeting of the Planning Board to March 18, at which time it was closed; and

WHEREAS, the applicant submitted a short environmental assessment form dated October 20, 2013, which was reviewed by the Planning Board; and

WHEREAS, on March 18, the Planning Board determined that the proposed action did not have the potential to cause any significant adverse environmental effects and that a draft environmental impact statement would not be prepared; and

WHEREAS, the application was referred to the Ulster County Planning Board pursuant to General Municipal Law § 239-m, and the Planning Board received a response dated March 5, 2014, indicating that the application was a matter of local concern and the County Planning Board had no comments; and

WHEREAS, by letter of December 1, 2013, Felipe Ariza, President of the Board of Managers of Town & Country Condominiums certified that the Board of Managers approved the application;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Village of New Paltz Planning Board that the proposed site plan amendment, as shown on a five-sheet plan set prepared by Ciro Interrante Architect, PC, dated July 13, 2012, last revised 9-13-13, is hereby approved, subject to payment of all fees and escrow.

Moved by: Mr. Chairman Weitman

Second: Mr. Rich Steffens

Elizabeth Harschow	AYE
Richard Steffens	AYE
Maurice Weitman	AYE
Michael Zierler	AYE

1 Absent – Mr. John Litton

Maurice Weitman, Planning Board Chairman

PB13-07: Proposed – 46 Church Street

Site Plan Application for Modification to Existing Building

Applicant: John Johnson

Zoning District: R-3, Residential.

00:52:51-01:03:52

Mr. Steffens moved to re-open the public hearing for PB13-07. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

Mr. Steffens motioned to continue the public hearing for PB13-07 on April 15, 2014. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

Mr. Steffens moved to act as lead agency for the environmental review of 46 Church Street, PB13-07. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

Adoption of Draft Planning Board Minutes from March 4, 2014

01:04:15-01:04:50

Mr. Steffens motioned to adopt the Draft Planning Board Minutes from March 4, 2014. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

Adjournment

Mr. Steffens moved to adjourn the Planning Board Meeting. Mr. Zierler seconded 4 Ayes. 0 Nays. 1 Absent – Mr. Litton. Motion Carried.

The Tuesday, March 18, 2014 meeting of the Planning Board was adjourned at 8:08pm.

Respectfully submitted by,

Brogan O'Donnell
Planning and Zoning Secretary for the Village of New Paltz