

VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES
April 15, 2014

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

Also Present: Thomas Rocco, Village Board Liaison
Brenda White, Village Planning Director
George Rodenhausen, Planning Board Attorney
Brogan O'Donnell, Village Planning and Zoning Board Secretary

Call to Order:

Chairman Weitman, called the April 15, 2014 Regular Meeting of the Village Planning Board to order at 7:02PM

Continuation of Public Hearing:

PB13-07: Proposed –Change number of bedroom apartments in building – 46 Church Street

Site Plan Application for Modification to existing building

Applicant: John Johnson

Zoning District: R-3, residential.

00:01:11-00:02:31

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

No one from the public came forward to speak during the public hearing

Mr. Zierler motioned to continue the public hearing for PB13-07 on Tuesday, May 20, 2014. Ms. Harschow seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Steffens. Motion Carried.

Public Hearing:

PB14-02: Proposed – Sunrooms on Cottages – 100 Woodland Pond Circle

Site Plan Application for Modification to existing building

Applicant: Jim Wing

Zoning District: P-B, Professional Limited Business

00:02:32-00:05:31

Mr. Litton motioned to open the public hearing for PB14-02. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Steffens. Motion Carried.

No one from the public came forward to speak during the public hearing

Ms. Harschow motioned to close the public hearing for PB14-02. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Steffens. Motion Carried.

Chairman Weitman motioned to approve PB14-02. Mr. Zierler seconded. 5 Ayes. 0 Nays. 0 Absent. Motion Carried.

VILLAGE OF NEW PALTZ PLANNING BOARD
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WOODLAND POND SITE PLAN/SPECIAL PERMIT AMENDMENT

RESOLUTION OF APPROVAL

PLANNING BOARD APPLICATION # PB 14-02

Date: April 15, 2014
Resolution No. PB14-02

Moved by: Chairman Maurice Weitman
Seconded by: Mr. Michael Zierler

WHEREAS, on February 20, 2014, Great Day Improvements LLC (the "applicant"), applied for approval of a site plan and special permit amendment to authorize the addition of a manufactured three-season glass and screen enclosure at the rear of each of cottages 3, 4 and 123, as shown on three drawing sets prepared by Sincox Associates dated 7/28/13, 8/20/13 and 9/15/13; and

WHEREAS, the proposed project is located in the Professional Limited Business zoning district and requires site plan and special permit approval; and

WHEREAS, the applicant submitted a short Environmental Assessment Form dated February 28, 2014; and

WHEREAS, John Smith, a representative of the owner, Health Alliance Senior Living Corp., on December 4, 2013, authorized the applicant to file the aforesaid application on behalf of the Owner; and

WHEREAS, on March 4, 2014, the Planning Board determined that the application was administratively complete, determined that the proposed project would not cause a significant environmental effect and that a draft environmental impact statement would not be prepared, and referred the application to the Ulster County Planning Board pursuant to section 239-m of the General Municipal Law; and

WHEREAS, a duly noticed public hearing on the application was opened and held on April 15, 2014, at the Village Hall, Village of New Paltz, at which all those wishing to be heard were given the opportunity to speak, at which time it was closed; and

WHEREAS, the Ulster County Planning Board responded on April 2, 2014, indicating that the application had no regional impact and the County Planning Board had no comments;

NOW THEREFORE the Planning Board makes the following findings of fact:

- 1.The location and size of the proposed structures, the nature and intensity of their use and the size of the site in relation to them are such that it will be in harmony with the appropriate and orderly development of the zoning district in which it is located.
- 2.The location, nature, and height of the proposed structures are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- 3.Use of the proposed structures will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the use of any permitted use not requiring a special permit.

4, No additional parking is required for the proposed structures as they are only for three-season use in existing homes.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Village of New Paltz Planning Board that the proposed site plan and special permit amendment, as shown on a drawing set for cottages 3, 4 and 123 prepared by Sincox Associates dated 7/28/13, 8/20/13 and 9/15/13, is hereby approved, subject to payment of all fees and escrow.

Moved by: Chairman Maurice Weitman

Second: Mr. Michael Zierler

Elizabeth Harschow	AYE
John Litton	AYE
Maurice Weitman	AYE
Michael Zierler	AYE

1 Absent – Mr. Richard Steffens

Maurice Weitman, Planning Board Chairman

Pre-application Review:

PB14-03: Proposed – New Restaurant within Village – 51 Main Street

Preliminary Application Review for Site Plan Approval

Applicant: Dimitrios Viglis

Zoning District: B-2, Core Business

00:07:18-00:38:47

The Planning Board discussed the preliminary proposal for creating a new restaurant on 51 Main Street, giving feedback and recommendations to the Applicant.

Adoption of Draft Planning Board Minutes from April 1, 2014

00:39:31-00:40:37

Mr. Litton motioned to adopt the Draft Planning Board Minutes from April 1, 2014. Ms. Harschow seconded. 5 Ayes. 0 Nays. 0 Absent. Motion Carried.

Adjournment

Mr. Steffens moved to adjourn the Planning Board Meeting. Mr. Litton seconded. 5 Ayes. 0 Nays. 0 Absent. Motion Carried.

The Tuesday, April 15, 2014 meeting of the Planning Board was adjourned at 7:42pm.

Respectfully submitted by,

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