

VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES
August 19, 2014

Present: Maurice Weitman
Richard Steffens
Elizabeth Harschow
John Litton

Absent: Michael Zierler

Also Present: George Rodenhausen, Village Planning Board Attorney
Bren White, Village Planning Director
Brogan O'Donnell, Planning and Zoning Secretary

Call to Order:

Chairman Weitman called the August 19, 2014 Regular Meeting of the Village Planning Board to order at 7:04PM

PB14-05: Proposed – Water Street Cinema (Construction of a New Business) – Main Street

Site Plan Application for a new project, including new buildings and site improvements

Applicant: NFM, LLC - Harry Lipstein

Zoning District: G, Gateway

00:01:54-00:26:45

The engineer for this project, Mr. James, presented the revisions we requested to PB14-05's site plan, which included landscaping, lighting and drainage details. A parking study was also provided.

Chairman Weitman requested letters of determination from the Building Inspector.

The Planning Board decided they will contact David Clouser and Associates for feedback regarding drainage, and request a report be available in three weeks, one week before the Public Hearing.

Mr. Steffens moved to accept PB14-05 as a complete application. Mr. Litton seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Zierler. Motion Carries.

Mr. Litton moved to schedule a Public Hearing for PB14-05 during the September 16, 2014 planning board meeting. Ms. Harschow seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Zierler. Motion Carries.

PB14-04: Proposed –Lot Line Revision – 66 Church Street

Pre-Application Review for a lot line revision to convert a barn to a residence

Applicant: Bruce Stevens

Zoning District: R3, Residential

00:28:00 - 00:34:16

The Planning Board stated that they would not be in favor of the proposed project, and recommended that the applicant further discuss the application with the building department.

ZBA14-11: Proposed – Deck Construction on Improved Barn – 10 Wurts Avenue

Area Variance

Applicant: John Litton

Zoning District: R1, Residential

00:34:24-00:38:38

Mr. Steffens moved to positively recommend ZBA14-11 to the ZBA. Ms. Harschow seconded. 3 Ayes. 0 Nays. 1 Absent – Mr. Zierler. 1 recused – Mr. Litton. Motion Carries.

Discussion regarding the local law amending Section 212-12 of the Village of New Paltz Code
00:40:17-00:42:13

Mr. Steffens moved to positively recommend to the village board that the change as submitted by the Village attorney should be enacted. Ms. Harschow seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Zierler. Motion Carries.

Adoption of Draft Planning Board Minutes from August 5, 2014
00:46:34-00:47:20

Mr. Litton moved to adopt the draft planning board minutes from August 5, 2014. Ms. Harschow seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Zierler. Motion Carries.

Discussion regarding updated Public Hearing Signs
00:47:30-00:51:20

Chairman Weitman shared information about how public hearing signs in Berkeley, California are constructed out of wood, staked into the ground, and clearly detail the proposed site plan. The Planning Board discussed if the building department should update the public hearing signs that are currently being used.

Adjournment

Mr. Steffens moved to adjourn the August 19, 2014 Village of New Paltz Planning Board Meeting. Ms. Hawschow seconded. 4 Ayes. 0 Nays. 1 Absent – Mr. Zierler. Motion Carries.

The Tuesday, August 19, 2014 meeting of the Planning Board was adjourned at 7:56pm.

Respectfully submitted by,

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