

VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES
October 7, 2014

Present: Maurice Weitman
Richard Steffens
Michael Zierler
John Litton

Absent: Elizabeth Harschow

Also Present: Tom Rocco, Village Board Liaison
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 October 7, 2014 Regular Meeting of the Village Planning Board to order at 7:05PM

ZBA Referral

ZBA14-12: Proposed – Variance to Relocate Sign– 10A Church Street

Area Variance

Applicant: B. Robert Colucci

Zoning District: B-2, Core Business

00:01:16-00:03:08

Mr. Steffens motioned to recommend approval of ZBA14-12 to the ZBA. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Ms. Harschow. Motion Carries.

ZBA Referral

ZBA14-13: Proposed – Front Yard Setback and Side Yard Setback– 43 Center Street

Area Variance

Applicant: Joseph Butler

Zoning District: R-2, Residential

00:03:18 - 00:48:38

The Applicant, Mr. Butler, summarized his ZBA proposal to the Planning Board. The applicant is renting out a 1 bedroom house, and wishes to reside in the garage for 6 months per year.

Chairman Weitman read the recommendation from the Planning Director, which states:

The applicant is requesting to convert his existing garage from a utility/ art studio to a single family dwelling unit, requiring Area Variances for front and side yard setbacks. The existing garage is located 13'11" and 2" from the front and side property lines and would require 10'1" and 12'4" variances, respectively. Relevantly, the garage is also located just a few feet away from the neighboring house to the east.

While I can sympathize with the applicant's desire to generate more income, I would be leery to grant a Variance for a residence so close to a neighboring house. Based on Village Code, the intent in this district is that homes be located 25' apart.

Village Code §212-17C permits only one primary one- or two- family structure be constructed per parcel in all residential districts. While this Code does specify that applicable buildings be proposed to be constructed (and thus

do not apply in this case to an existing garage), it seems obvious the intent of this ordinance – that only one residential structure be allowed per building lot.

Chairman Weitman moved to recommend disapproval based on the memo from Brenda White. No second. Motion Failed.

Mr. Zierler motioned to make no recommendation on the application for Mr. Butler's property on Center Street, but that we do indicate that from a planning perspective that the ZBA consider an accessory apartment as an alternative. Mr. Litton seconded. 2 Ayes. 2 Nays. 1 Absent – Ms. Harschow. Motion Fails.

Mr. Steffens motioned to make a negative recommendation on the application for Mr. Butler's property on Center Street, but request that the ZBA consider whether it can be approved as an accessory apartment. Mr. Zierler seconded. 4 Ayes. 0 Nays. 1 Absent – Ms. Harschow. Motion Carries.

The Village Liaison, Mr. Rocco, requested that the Village Planner presents findings to the Village Board regarding changing the accessory use component within the Village Code. After this process, Mr. Rocco requests a recommendation from the Planning Board.

ZBA Referral

ZBA14-14: Proposed – Sign Variance - 83 N. Chestnut Street (County Physical Therapy, LLC)

Area Variance

Applicant: Jay Henry

Zoning District: North Chestnut Street Gateway District

00:48:40-00:58:56

Mr. Zierler motioned to recommend approval of ZBA14-14 to the ZBA. Mr. Litton seconded. 2 Ayes. 2 Nays. 1 Absent – Ms. Harschow. Motion Fails.

Chairman Weitman motioned to recommend disapproval of ZBA14-14 based on the sign size and location, since it is in a pedestrian area. Mr. Steffens seconded. 2 Ayes. 2 Nays. 1 Absent – Ms. Harschow. Motion Fails.

No recommendation by the Planning Board was made.

Discussion regarding R-1 re-zoning

00:59:00-01:13:40

The Village Planner, Bren White, presented the Planning Board with her research findings regarding the R-1 zone.

The current required setbacks for the R-1 Zone are 50' front yard, 25' rear yard and 20' side yard. Out of 47 total houses, none meet the required 50' front yard setback. Furthermore, the average setback is 21.4', with the minimum setback being 11' and the maximum setback being 39'. The required lot size is .344 acres, and there are only 16 parcels that are too small.

Chairman Weitman moved to recommend to the Village Board that the front yard setback for the R1 District be adjusted to 25 feet. Mr. Steffens seconded. 4 Ayes. 0 Nays. 1 Absent – Ms. Harschow. Motion Carries.

Adoption of Draft Planning Board Minutes from August 19, 2014

01:14:13-01:14:45

Mr. Steffens moved to approve the draft minutes from August 19, 2014. Mr. Litton seconded. 3 Ayes. 0 Nays. 1 Abstain – Mr. Zierler. 1 Absent – Ms. Harschow. Motion Carries.

Coordinated Site Visit to PB14-08**01:15:14-01:20:19**

Mr. Zierler recommended coordinating a site visit for the Pencil Hill Planning Board Application (PB14-08) before the October 21, 2014 meeting with Mr. Caffrey.

Joint Master Plan Progress**01:20:21-01:24:18**

Mr. Zierler requested to discuss the Joint Master Plan progress.

The Village Board of Trustees will be interviewing three planning firms on Wednesday, October 15 from 6pm to 9pm.

Mr. Rocco stated that once a process is in place and a consulting firm is hired, more action will be given to the Planning Board.

Site Plan Forms**01:24:30-01:25:43**

The Planning Board discussed the Site Plan Forms, and decided to test them out with upcoming applicants until they are permanently adopted.

Workshop Meetings**01:25:45-01:33:00**

Chairman Weitman recommended discussing planning projects during meetings, and having certain meetings designated to workshops.

The Planning Board also discussed required training hours and upcoming opportunities.

Adjournment

Mr. Steffens moved to adjourn the October 7, 2014 Village of New Paltz Planning Board Meeting. Mr. Litton seconded. 4 Ayes. 0 Nays. 1 Absent – Ms. Harschow. Motion Carries.

The Tuesday, October 7, 2014 meeting of the Planning Board was adjourned at 8:38pm.

Respectfully submitted by,

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