

VILLAGE OF NEW PALTZ PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES
December 16, 2014

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

Also Present: Tom Rocco, Village Board Liaison
Bren White, Village Planning Director
Brogan O'Donnell, Planning and Zoning Secretary
Don Kerr, Environmental Policy Commission Chairman
Joanna Torres, Environmental Policy Commission Member

Call to Order:

Chairman Weitman called the December 16, 2014 Regular Meeting of the Village Planning Board to order at 7:05PM

Discussion regarding Design Standards

00:01:52-00:40:18

The Village Planner spoke about general design standards that the Planning Board may want to consider, such as quality of building materials, setbacks, streetscapes, detached garages, parking lots, and trademark buildings.

The Planning Board discussed how design standards will have to address preserving or building within existing structures, since the Village is almost completely built out, containing very few vacant lots. This led to the idea that modifications, tear-downs, and remodels can occur to existing buildings that would not have to appear before the planning board but should be in keeping with any design standards that are adopted.

Mr. Zierler noted that building placement to preserve views would be an important addition to design guidelines.

The Planning Board decided to conduct a visual survey within the Village to sharpen their focus on how design guidelines should be constructed. This survey will be conducted through inviting community members to rate a selection of designs, as well as submit photographs of their favorite local buildings.

The Village Board Liaison, Mr. Rocco, questioned whether the B-3 area has design standards that were officially adopted by the Village Local Law, and if so, can serve as a significant reference for developing future design standards.

Environmental Policy Commission

00:40:22-00:49:26

Mr. Kerr, Chair of the Environmental Policy Commission, questioned if new items brought to the Planning Board are ever dealt with and acted upon in a single meeting. Chairman Weitman explained how this is not the case, detailing that public hearings on applications have to be held before any final motion or decision is made.

Mr. Kerr also requested to be informed of any potential Planning Board applications within the Millbrook Preserve.

Discussion of Amendment to Section 175-17 – Construction of Sidewalks

00:49:35-01:14:20

The Planning Board discussed the possibility of the Village creating a fund, similar to the current recreational fund, to be used for sidewalk implementation and repairs.

Mr. Zierler moved that the proposed amendment for the construction of sidewalks be changed so that the Village takes responsibility for the construction, repair, and maintenance (with the exception of snow removal and trash sweeping), of all sidewalks unless for a development or subdivision comprised of 5 lots or more. Mr. Litton seconded. 5 Ayes. 0 Nays. 0 Absent. Motion Carries.

Discussion of Amendment to Chapter 129 – Housing Standards

01:14:29-01:16:47

The Planning Board discussed the memo provided by the Planning Board Attorney, Mr. Rodenhausen, which reads:

This proposed local law would amend the rental property registration requirements of Chapter 129. Working from Brogan's comparison of the text of the current version with the proposed revision, I have the following comments.

1) The definitions are generally acceptable. However, the definition of "property owner" could be improved as follows: "The person(s) or company/corporation whose name appears on the deed as purchaser. For purposes of this Local Law, a property owner shall mean the designated owner. If the property has multiple owners or is owned in partnership, then one person owner must be designated and named by the owners as the responsible party for registration purposes.

2) Section 7.B requires the owner to live within 15 miles or appoint a property manager who lives within 15 miles. This assumes an individual will own the building. Much student housing will be owned by corporations or LLCs, for which there is no "primary residence". A reference to "principal office" should be added to "primary residence". Also, I am not aware of any case law upholding the 15 mile restriction on ownership of rental property. To withstand legal challenge, the health and safety justification will have to be strong, not just a matter of building department convenience.

3) Section 8.A.1 1, last word "inspection" should be replaced with "completed Annual Inspection Checklist."

4) Section 8.C seems to repeat 8.A.9. If there is a purpose for having the same requirement twice, it isn't clear what it is.

Ms. Harschow moved that the proposed amendment to Chapter 129 incorporate Mr. Rodenhausen's recommendations. Mr. Steffens seconds. 5 Ayes. 0 Nays. 0 Absent. Motion Carries.

Adoption of Draft Planning Board Minutes from November 18, 2014

01:17:14-01:18:51

Ms. Harschow moved to accept the draft minutes from November 18, 2014. Mr. Zierler seconded. 5 Ayes. 0 Nays. 0 Absent. 1 Abstain – Mr. Litton. Motion Carries.

Adoption of Draft Planning Board Minutes from December 2, 2014

01:18:58-01:19:24

Mr. Steffens moved to accept the draft minutes from December 2, 2014. Ms. Harschow seconded. 5 Ayes. 0 Nays. 0 Absent. Motion Carries.

Adjournment

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

The Tuesday, December 16, 2014 meeting of the Planning Board was adjourned at 8:25pm.

Respectfully submitted by,

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