



Village of New Paltz Planning Board
Regular Meeting of Tuesday February 2, 2016
Village Hall-7:00p.m.
MINUTES

Present: Michael Zierler, Chair
Liz Harschow
John Litton
Rich Souto
Rich Steffens
William Murray, Alternate

Also Present: Tom Rocco, Village Board Liaison
David Gilmour, AICP, Municipal Planner
Christena Carp, Planning and Zoning Secretary

Welcome

7:05

Chair Zierler welcomes all and reviews the Agenda.

Public Comment

7:06

No one came forward to speak to the Planning Board at Public Comment.

Ongoing Pre-Application

PB 16-02: 87-91 & 93 North Chestnut Street

Applicant: Net Zero Development LLC/David Shepler

Zoning District: NBR

SBL: 86.26-1-14.110, 86.26-1-14.210

Time: 7:06-8:35

Applicant reviews some of the concerns presented by the Planning Board at the 1/19/16 Planning Board Meeting and the work that has been done toward addressing those concerns such as rooftop solar panels; height of the rooftop features; yard designations and setbacks; integration of the rail trail frontage with Zero Place's property; landscape design; projected concerns of neighboring residential

area; and overall height issues.

The Board discusses the revised rooftop space, current dimensions of the proposed elevator shaft/stairwell structure and decides to further clarify interpretations of New York State Building Code and Village Code with the Planning Board attorney and the Building Inspector in order to carefully consider any ramifications.

The Applicant wants to submit a full application to the Planning Board by the February 16, 2016 submission date in order to have it reviewed at the March 1, 2016 Meeting.

The Applicant Engineer clarifies that the front yard is the eastern edge fronting Route 32; the side yard is the southern edge fronting Mulberry Street, but will use front yard setbacks because it fronts a street; and the rear yard is the western edge fronting the Rail Trail.

The Board decides to further clarify that the southern edge fronting Mulberry Street will definitively use front yard setbacks because it fronts a street; and whether the loading berth, free-standing generator unit, and garbage disposal structure located on the parking lot can encroach on a rear yard setback with the Planning Board attorney and the Building Inspector. The Board will make a list of all items in need of review by the Planning Board attorney and the Building Inspector and present the responses to the Applicant.

Applicant will look into creating a public easement for the pedestrian bridge crossing from the Rail Trail to their parking lot. Applicant will seek permission from the Wallkill Valley Land Trust (WVLT) to maintain existing drainage, but also install piping to assist the drainage process.

The Board suggests that the Applicant also review plans with the Village Board in order to gain their permission to beautify the area as the Village Board owns the Rail Trail and the Wallkill Valley Land Trust is the steward.

The Board and Applicant discuss parking lot issues as they relate to the National Standards, Village Code and NBR-specific Code.

The Applicant is considering placement of internal bicycle storage. There will not be a basement due to flood plain restrictions.

Applicant discusses further possibilities for second floor mixed usage. In the NBR district, every allowable use is a special use permit.

The Board reviews the complexities of mixing retail and non-residential and encourages the Applicant to bring potential commercial tenant information to them for a preview.

The Applicant hopes to have a completed landscape design, updated elevations, responses to setback questions; a traffic study, grading and drainage information and all environmental findings by the March 1, 2016 Meeting.

The Board requests that the Applicant create a photographic visual for the Board that shows what the building will look like and demonstrates Zero Place's impact on the surrounding residential area - inclusive of mass, casting of shadows, and lighting. Additionally, the Board suggests that the Applicant review the projected traffic impacts on Mulberry Street as this is of special concern to the neighborhood.

The Board and Applicant have closed the pre-application and are moving forward to the full site plan review.

Zoning

8:35-8:43

MS4 Stormwater Update

The Board agrees to review the comments on the Village Planner's corrections and additions to the "Proposed Stormwater Management Zoning Amendment - Section 212-23, Et al" within two weeks in order to provide feedback at the 2/16/16 Board Meeting.

212-23 Status Update

Mr. Murray and Ms. Harschow will work to provide updated materials for the February 16, 2016 or the March 1, 2016 Board Agenda Packets.

Administrative Business

Approval of Minutes from 1/19/2016

8:44-9:02

Mr. Litton makes a motion to approve the 1/19/16 Minutes. Mr. Souto seconds. 5 Ayes. Motion carried.

Support for Historic Preservation Commission Grant Application

Mr. Steffens makes a motion to authorize Chair to sign a letter of support for the Historic Preservation Commission's application for a New York State CLG Grant. Mr. Souto seconds. 5 Ayes. Motion carried.

Status Report - Joint Comprehensive Plan

The Board discusses the objective of the group to move forward with a joint comprehensive plan update inclusive of sequencing; request for proposals, how much money to spend and what to spend it on, and whether more public outreach is needed.

Review Web Page Updates

Board requests feedback from members in order to review at the next meeting.

Meeting Overview for February 16, 2016

Discussion regarding new applications.

The Board notes that the LALO Group will be meeting with the Mayor on Tuesday morning at Village Hall regarding moving forward from their pre-application stage. Mr. Steffens or Mr. Murray and Chair Zierler will try to attend.

Executive Session

9:03-9:30

ii. to discuss matters leading to the possible employment of an individual or corporation

Mr. Litton makes a motion to begin executive session to discuss matters leading to the possible employment of an individual or corporation. Mr. Steffens seconds. 5 Ayes. Motion carried.

Ms. Harschow makes a motion to authorize negotiations with Barton and Loguidice and to finalize their contract. Mr. Litton seconds. 5 Ayes. Motion carried.

Mr. Steffens makes a motion to leave Executive Session. Mr. Souto seconds. 5 Ayes. Motion carried.

Adjournment

Ms. Harschow makes a motion to adjourn. Mr. Litton seconds. 5 Ayes. Motion carried.

Meeting is adjourned at 9:31p.m.

Respectfully submitted by,

Christena Carp
Planning and Zoning Secretary