



Village of New Paltz Planning Board
Regular Meeting of Tuesday March 1, 2016
VillageHall-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
Christena Carp, Planning and Zoning Secretary
David Gilmour, AICP, Municipal Planner

Welcome

7:03

Michael Zierler welcomes everyone and reviews the Agenda.

Public Hearing

Site Plan Amendment/Special Use Permit

PB16-04: 100 Woodland Pond Circle, Cottage 133, 135

Applicant: Great Day Improvements LLC/Jim Wing

Zoning District: PB

SBL: 86.2-1-12.120

7:04-7:12

Mr. Souto makes a motion to open the public hearing. Mr. Steffens seconds. All Ayes. Motion carried.

Chair Zierler states that 100 Woodland Pond Circle is a Type II action under SEQR.

No Public Comments are forthcoming.

Mr. Steffens makes a motion to close the public hearing. Ms. Harschow seconds. All Ayes. Motion carried.

Applicant states that project is similar to the project he did two years ago and that he will probably be

doing the same project, consistently, at a rate of one or two per year.

The Board will consider issuing a blanket approval for the Applicant's future projects. The Board reviews the fee determination and how it was based on construction costs vs. a percentage of the larger development of Woodland Pond.

Chair Zierler reads the resolution for PB16-04 100 Woodland Pond Circle, Site Plan Amendment/Special Use Permit.

**VILLAGE OF NEW PALTZ PLANNING BOARD
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**WOODLAND POND SITE PLAN/SPECIAL PERMIT AMENDMENT
RESOLUTION OF APPROVAL
PLANNING BOARD APPLICATION #PB 16-04**

Date: March 1, 2016
Resolution No. PB16-04

Moved by: Mr. Steffens
Seconded by: Mr. Litton

WHEREAS, on or about the 28th day of January, 2016, 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 two cottages identified as 133 and 135, as shown on two drawing sets prepared by Sincox Associates dated 11/15/15 for Cottage 133 and 12/17/15 for Cottage 135; 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 January 25, 2016; and

WHEREAS, Michelle Gramoglia, a representative of the owner, Health Alliance Senior Living Corp., on January 22, 2016, authorized the applicant to file the aforesaid application on behalf of the Owner; and

WHEREAS, on February 16, 2016, the Planning Board determined that the application was administratively complete, and determined that a referral to Ulster County Planning pursuant to Section 239-m of the General Municipal Law was not required; and

WHEREAS, on February 16, 2016, the Planning Board classified the action as a Type II action under the State Environmental Quality Review Act; and

WHEREAS, a duly noticed public hearing on the application was held on March 1, 2016, at the Village Hall, Village of New Paltz, at which all those wishing to be heard were given the opportunity to speak.

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 133 and 135, prepared by Sincox Associates and dated 11/15/15 for Cottage 133 and 12/17/15 for Cottage 135, is hereby approved, subject to payment of all fees and escrow.

Moved by: Mr. Steffens

Seconded by: Mr. Litton

Elizabeth Harschow	✓
John Litton	✓
Richard Souto	✓
Richard Steffens	✓
Michael Zierler	✓

Michael Zierler, Planning Board Chairman

Mr. Steffens makes a motion to approve the resolution. Mr. Litton seconds. All Ayes. Motion carried.

New Applications

Site Plan Amendment

PB16-05: 59 Elting Avenue

Applicant: Stuart Robinson

Zoning District: R-2

SBL: 86.41-3-11

7:13-7:20

Board reviews the request for modifications to an existing porch. The need for additional parking is satisfied and the project is being built on top of an existing footprint with a crawl space below so that

there is no grading or excavation is required.

The Board agrees that the project is a Type II action and that no further SEQR process is required.

Mr. Steffens requests that the Applicant amend the site plan to show existing water and sewer lines.

Mr. Steffens makes a motion to waiver the need for topographic detail on the site plan and to allow for the Applicant to pencil in the water and sewer plans on top of the existing site plan. Mr. Souto seconds. All Ayes. Motion carried.

Mr. Litton makes a motion to set a Public Hearing for March 15, 2016. Mr. Steffens seconds. All Ayes. Motion carried.

Public Comment

7:23-7:46

Bradford Barclay, resident of 7 Henry Court; Tom Nyquist, resident of 140 Huguenot Street; Greg Cannon, resident of 111 Huguenot Street; Cara Lee, resident of 135 Huguenot Street; and Mary Etta Schneider, Chair of Historic Huguenot Street review their concerns regarding PB16-02, Net Zero, 87-91 & 93 North Chestnut.

Issues regarding continuity of streetscape; increased traffic impacts on Mulberry Street, Henry Dubois, and on the foundations of the buildings in the Historic District; mismatch between the adjacent Historic District neighborhood with a 30' height restriction and the 4-story/50' height maximum in the NBR District; overall economic impact on the downtown; noise and view impacts; lack of public involvement in the formation of the NBR District; the need for a detailed visual rendering of the project, and for taking a gradual approach by considering the scale of the build-out along the entire Broadhead-to-Boces corridor.

Chair Zierler closes the Public Comments period after no one else comes forward to speak.

Special Use Permit/Site Plan 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

7:47-9:31

Applicant introduces himself and describes his project. Applicant, Mr. Shepler, states that he will meet with anyone interested in reviewing the site plans and will explain the project and answer any questions.

Chair Zierler addresses several of the Public Comment concerns and states that it was never the intention to create a second Main Street in the NBR District. The intent was to create an area that will allow for housing with shops within walking distance and ready access to bus, bicycle and pedestrian travel. Chair Zierler hopes that by increasing the number of people that live in the NBR District, UCAT will increase the number of busses servicing Village residents. Perhaps, UCAT will accommodate the increase by scheduling more busses.

Chair Zierler states that the purpose tonight is to make a determination on whether the application, submitted by PB16-02, Net Zero, is complete and to further review the SEQR process.

Applicant's Engineer, Mr. Medenbach, reviews memos from Victoria Polidoro, Esq.; Barton & Loguidice; and Building Inspector, Bryant Arms and addresses concerns.

Ms. Polidoro states that she wants to make sure that there's a legal right to discharge stormwater into the existing stormwater basins on adjacent property.

Chair Zierler clarifies that the square footage of the building does not include appurtenances, awnings, etc.

The Planning Board will clarify whether or not the transformer is considered a structure or is exempt.

Mr. Medenbach confirms that he will copy consultants and planning board secretary on his conversations with the DOT.

Mr. Weitz, of Barton & Loguidice, states that they are looking for soil and stormwater management data; easements and any operations agreements.

Mr. Gilmour recommends that the Village of New Paltz Housing Board be an involved Agency and that architectural specifications be given for the rooftop features. Ms. Polidoro requests that Applicant detail all interested and involved agencies.

Mr. Steffens states that the NBR District was formed with full public involvement.

Chair Zierler requests that the Applicant make changes to Page 1 of the short EAF, Item 4, as there are two farms about 1/4 miles away, Moriello Park and the Rail Trail.

Chair Zierler reiterates the need for the Applicant to give a visual rendering of the building's mass.

Chair Zierler requests that all correspondence be copied to the planning and zoning secretary and that all project materials be sent to her as well. Chair Zierler requests that revised and new materials be submitted by March 22 in order to be on the April 5, 2016 Agenda.

Mr. Murray requests that the Applicant review accessibility, as well as safety, of bicycle traffic exiting/entering their parking lot and the adjacent Rail Trail.

The Board takes a break to allow Applicant time to pack up materials.
9:31-9:35

Zoning

9:36-9:41

MS4 Stormwater Law Proposal

The Board agrees that the zoning portion of the MS4 Stormwater Law Proposal is ready to be forwarded to the Village Board for consideration. Chair Zierler makes a motion that the Planning Board has assisted the Village Planner in stormwater compliance planning by reviewing the MS4

Stormwater Law Proposal and are now requesting that the Village Board review and adopt the zoning amendments, so that the Village of New Paltz stormwater standards are compliant with the model law of New York State (equivalent protection to SPDES General Permit for construction and post-construction management).

Mr. Steffens seconds. All Ayes. Motion carried.

Subdivision Definition Proposal

Mr. Litton makes a motion for Village Planner to forward a proposed 'Subdivision' Definition Zoning Change Proposal to the Village Board. The basis is the Village Planner's 2/10/16 memo and the email from Rodenhausen-Chale on 2/16/16, the latter which provides the definition the Planning Board proposes to use in the zoning upgrade. Mr. Steffens seconds. All Ayes. Motion carried.

Recreation Fee Policy Review

The Board decides to hold off addressing the Recreation Fee Policy Review until the upcoming 3/15/16 Meeting.

Administrative Business

9:42-9:46

Approval of Minutes from 2/16/2016

Ms. Harschow makes a motion to approve the 2/16/2016 Minute as amended. Mr. Steffens seconds. Messrs. Litton and Souto abstain. 3 Ayes. Motion carried.

Meeting Overview for March 15, 2016

The Board reviews the upcoming agenda for March 15, 2016.

Adjournment

Mr. Steffens makes a motion to adjourn. Mr. Souto seconds. All Ayes. Motion carried.

The meeting adjourns at 9:47 p.m.

Respectfully submitted by,

Christena Carp
Planning and Zoning Secretary