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Village of New Paltz Planning Board  
Regular Meeting of Tuesday March 15, 2016  
Village Hall-7:00p.m.  
**MINUTES**

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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

***Welcome***

7:00-7:01

Michael Zierler welcomes everyone and reviews the Agenda.

***Public Hearing***

*Site Plan Amendment*

PB16-05: 59 Elting Avenue

Applicant: Stuart Robinson

Zoning District: R-2

SBL: 86.41-3-11

7:02-7:03

Mr. Steffens makes a motion to open the Public Hearing. Ms. Harschow seconds. 5 Ayes. Motion carried.

No one comes forward to speak at the Public Hearing.

Mr. Litton makes a motion to close the Public Hearing. Ms. Steffens seconds. 5 Ayes. Motion carried.

***Ongoing Application***

*Site Plan Amendment*

PB16-05: 59 Elting Avenue

Applicant: Stuart Robinson

Zoning District: R-2

SBL: 86.41-3-11

7:02-7:04

Chair Zierler reads to Resolution.

**VILLAGE OF NEW PALTZ PLANNING BOARD  
25 PLATTEKILL AVE.  
NEW PALTZ, NY 12561  
(845) 255-3055  
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**RESOLUTION OF SITE PLAN AMENDMENT APPROVAL  
59 ELTING AVENUE, VILLAGE OF NEW PALTZ  
PLANNING BOARD APPLICATION # PB 16-05**

Date: March 15, 2016  
Resolution No. PB16-05

Moved by: Mr. Steffens  
Seconded by: Mr. Souto

**WHEREAS**, on February 8, 2016, Stuart Robinson applied for site plan amendment for construction of an additional room in the house by enclosing an existing back porch at 59 Elting Avenue in the R2 zoning district, as shown on a sketch dated 3/2/16 that was drawn on top of a site plan representing legally existing conditions, and 4 sheets describing a roof plan, elevations, first floor plan and first floor electrical plan prepared by Alfandre Architecture PC, all of which was submitted with the application; and

**WHEREAS**, on March 1, 2016, the Planning Board determined that the application was 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 March 1, 2016, the Planning Board reviewed part 1 of the short EAF dated 2/7/16 and classified the action as a Type II action under the State Environmental Quality Review Act; and

**WHEREAS**, on March 1, 2016, the Planning Board by motion and voice vote waived the need for topographic markings on the site plan because no excavation or grading is proposed as part of the site plan amendment; and required that the approximate location of water and sewer lines be added to the provided site plan; and

**WHEREAS**, on March 2, 2016, the applicant did mark the aforementioned site plan with the approximate locations of the water and sewer lines; and

**WHEREAS**, a duly noticed public hearing on the application was held on March 15, 2016, at the Village Hall, Village of New Paltz, at which all those wishing to be heard were permitted to provide testimony regarding the application; and

**WHEREAS**, on March 15, 2016, the Planning Board reviewed the proposed site plan amendment and determined that the change would not negatively impact the neighborhood, and that sufficient parking exists on site for an additional bedroom as proposed.

**NOW, THEREFORE, IT IS HEREBY RESOLVED by the Village of New Paltz Planning Board that the application of Stuart Robinson for site plan amendment approval for construction of an additional room in the house by enclosing an existing back porch at 59 Elting Avenue, as shown on the aforementioned plans dated 3/2/16 and amended on 3/2/16, is hereby approved and the Chair is authorized to sign the final amended site plan, subject to the following conditions: payment of all fees and escrow and submission of a final site plan with a signature block suitable for signature by an authorized representative of the Planning Board.**

Moved by: Mr. Steffens

Seconded by: Mr. Souto

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

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Michael Zierler, Planning Board Chairman

Mr. Steffens makes a motion to approve the resolution. Mr. Souto seconds. 5 Ayes. Motion carried.

***New Applications***

***Site Plan***

PB16-01: 58 Main Street

Applicant: Interzone, Inc./Robert Downs

Zoning District: B-2

SBL: 86.143-1-12.100

7:04-7:30

Applicant will address drainage concerns, the striping of the parking area, dumpster placement, and removal of an old existing bottle shed, with a new site plan, at a later date.

Current application focuses on closing up the pavilion that the Applicant has created and changing the use by altering the interior space of the bar, but not changing the existing footprint.

Board considers including the removal of the entire old bottle shed and/or the roof of the old bottle shed before building permit is issued.

The Board determines that the application is an unlisted action under SEQR and does not have to be referred to the County.

Mr. Steffens moves to hold a Public Hearing on Tuesday, April 5, 2016 at 7 p.m. Mr. Litton seconds. 5 Ayes. Motion carried.

*Site Plan Amendment*

PB16-07: 58 Elting Avenue

Applicant: Richard Steffens

Zoning District: R-2

SBL: 86.42-5-13.1

7:30-7:39

Mr. Steffens recuses himself. Mr. Murray stands in the place of Mr. Steffens.

The Board reviews the original approved construction of the Applicant's single family home, inclusive of a garage. The current site plan amendment is a request to delay the construction of the garage for 18 months.

The Board determines that the application is a Type II Action under SEQR.

Chair Zierler makes a motion to consider the application complete and sets a Public Hearing for Tuesday, April 5, 2016 at 7:15 p.m. Mr. Murray seconds. Mr. Steffens is recused. 5 Ayes. Motion carried.

***Zoning***

*Recreation Fee Policy Review*

7:40-8:29

The Board reviews the reasoning behind changing the existing Recreation Fee Policy and considers various options to create an equitable approach to administering the Fees.

***Administrative Business***

*Approval of Minutes from 3/1/2016*

Mr. Litton makes a motion to approve the 3/1/2016 Minute. Mr. Steffens seconds. 5 Ayes. Motion carried.

*Meeting Overview for April 5, 2016*

The Board reviews the upcoming agenda for April 5, 2016.

***Adjournment***

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

The meeting adjourns at 8:31 p.m.

Respectfully submitted by,

Christena Carp

Planning and Zoning Secretary