



Village of New Paltz Planning Board
Regular Meeting of Tuesday December 20, 2016
VillageHall-7:00p.m.
APPROVED MINUTES

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

Also Present: Denis McGee, Alternate
Rick Golden, Planning Board Attorney
Ashley Torre, Planning Board Attorney
David Gilmour, AICP, Municipal Planner
Christena Carp, Planning and Zoning Secretary

Welcome

7:02-7:06

Chair Zierler reviews the Agenda and adds the closing of a trust and agency account, a motion to approve training and an executive session.

Public Comment (15 minutes)

7:06-7:17

Brad Barclay, Jo Margaret Mano (Anne Quinn and Rosemary Saldan forfeit their time for Ms. Mano), and Jacob Lawrence comment on PB16-02, 87-91 & 93 North Chestnut, Net-Zero.

New Application

Pre-Application - addition to existing store (Beacon Automotive/Citgo)

PB16-24, 131 Main Street

Applicant: Farooge Sirdah

Zoning District: B-2

SBL: 86.34-6-10

7:17-7:57

Mr. Pereira and Mr. Sirdah discuss their pre-application proposal to add an additional 2,200 square feet of retail space to the existing building. Mr. Pereira states that the whole front of the existing building will incorporate the new look of the addition with a unified facade.

The Board and Mr. Sirdah and Mr. Pereira discuss the setbacks, location of the waiting room, size of the proposed store, customer entrance and exit points, fuel delivery trucks entrance and exit points.

The Board reviews the Building Inspector comments and Planner's memo and agree to send the documents to the Applicant.

Chair Zierler notes that the Applicant will receive a written list of what is required to submit a full site plan application at the Building Department. Chair Zierler adds that the Building Inspector will let the applicant know if any variances are needed.

The Board discusses concerns regarding safety; aesthetics; sidewalks, curb cuts, stormwater and drainage issues; setbacks; tank removal with Department of Environmental Conservation (DEC) involvement; Department of Transportation considerations; and fuel truck entry and exit that must be addressed in a site plan application.

Chair Zierler notes that the Applicant will have to establish the primary use of the new space as there are limits on size for particular uses.

Planner Gilmour requests that 5 foot sidewalks be considered, vs. 4 foot sidewalks, due to the high level of activity along Main and Prospect Streets. Planner Gilmour adds that a discussion of recycling and refuse management should be considered and that the public phone booth perhaps should remain.

Attorney Golden notes that, when submitted, the site plan application should be listed as a Type 2 action as it is less than 4,000 square feet of commercial property and that it will also require a 239-m referral to the Ulster County Planning Board and a Public Hearing.

The Applicant responds that they will get an engineer, survey and site plan and return with a full site plan application. The Board will also engage an engineer.

Ongoing Application

Expanded Part 3 EAF - Draft Scoping Document

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

Applicant: Net Zero Development LLC/David Shepler

Zoning District: B-3

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

7:57-9:08

David Shepler introduces Art Brod, a consultant who is joining the Zero Place team. Mr. Shepler notes that Art has a passion for sustainability and the preservation of wetlands. Mr. Shepler adds that Art served for 31 years as a planning consultant to the Town of Rhinebeck. Art states that he is here tonight to assist his client and the Board with the balance of the SEQRA process and to see it to a satisfactory conclusion.

The Board considers whether to put a halt to the Expanded Part 3 EAF and move forward with finishing Part 3 of the EAF in order to make a determination of significance tonight or to continue with the Expanded Part 3 EAF and the Scope that will ultimately be provided to the applicant.

Mr. Litton moves to continue the Expanded Part 3 EAF. Mr. Murray seconds. 5 ayes. Motion carried.

Mr. Litton requests that the four items that the Board identified as having potentially adverse environmental impacts be summarized again in order to refresh the public and the Board.

Chair Zierler responds that four potentially adverse environmental impacts were identified in Part 2 of SEQRA as: visual character and aesthetic resources; transportation issues; inconsistency with community plans and inconsistency with community character.

The Board discusses amendments to the Draft Scope.

Chair Zierler observes that he is not sure how to balance the adverse impact of inconsistency with community plans and community character, and if it is relevant, with ideas of height, mass, scale and rhythmic flow if one agrees that our zoning and plans are inconsistent.

Attorney Golden responds that the NBR District is consistent with the Comprehensive Plan that was adopted by the Board of Trustees, and adds that the Board of Trustees is not legally allowed to adopt zoning that is inconsistent with a Comprehensive Plan. Attorney Golden notes that the Board can proceed with the knowledge that the Zoning is consistent with the Comprehensive Plan.

The Board and Attorney discuss changes to the Draft Scope. Chair Zierler will work with Attorney Golden to come up with a final version of the scoping document for review at the January 3, 2107 Meeting.

Administrative Business

9:08-9:16

Modification to the Planning Board Referral Exception Agreement with UCPB

Chair Zierler reviews the resolution approved by the Board and Ulster County Planning Board (UCPB) that exempts applications for one- and two-family residences (new construction and renovations) from having to be referred to the UCPB under certain conditions.

Training Approval

Mr. Steffens moves to approve the NYCOM webinar training for Denis McGee at \$20.00. Mr. Souto seconds. 5 ayes. Motion carried.

Closing Trust and Agency Account#68

Mr. Souto moves to close the escrow account for PB16-19, 44 Center Street, Loyer. Mr. Steffens seconds. 5 ayes. Motion carried.

Review of 2016 Applications/Discussions

Chair Zierler notes that a summary of the Board's 2016 applications is provided for review and that the summary of 2016 Discussions will be provided at the 1/3/17 Meeting.

Approval of Minutes from December 6, 2016

Mr. Litton moves to approve the 12/6/16 Minutes. Mr. Murray seconds. Messrs. Souto and Steffens abstain. 4 ayes. Motion carried.

Meeting Overview for January 3, 2017

Chair Zierler announces an Agenda-Setting Meeting for 3 p.m. on 12/21/16.

Planner Gilmour notes that an ad-hoc committee will be working on the reviewing and possibly revising the Gateway District zoning and associated Gateway District Development Standards, which is related to the proposed rezoning for four properties along Water Street, for a period of 3 months.

Mr. Litton moves to go into Executive Session at 9:11 p.m. to discuss the possible employment of a person or corporation. Mr. Souto seconds. 5 ayes. Motion carried.

Mr. Steffens moves to come out of Executive Session at 9:28 p.m. Mr. Souto seconds. 5 ayes.
Motion carried.

Adjournment

Mr. Steffens moves to adjourn. Mr. Litton seconds. 5 ayes. Motion carried.

The meeting adjourns at 9:29 p.m.

Respectfully submitted by,

Christena Carp
Planning and Zoning Secretary