



Village of New Paltz Planning Board
Regular Meeting of Tuesday January 3, 2017
Village Hall-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

7:00-7:03

Chair Zierler reviews the Agenda and adds the Formation of an Ad Hoc Committee for NBR District Zoning.

Public Hearing

Subdivision and Site Plan - Building#8

PB 16-22: 56 South Manheim

Applicant: George Sifre

Zoning District: B-1

SBL: 86.42-7-17.1 & 16

7:04-7:04

Mr. Steffens moves to start the Public Hearing. Mr. Litton seconds. 5 ayes. Motion carried.

No one comes forward to speak at the Public Hearing.

Mr. Litton moves to close the Public Hearing. Mr. Murray seconds. 5 ayes. Motion carried.

Public Comment (15 minutes)

7:05-7:18

Cara Lee, Jo Margaret Mano, Brad Barclay, Michael Reade, and Tom Nyquist comment on PB16-02, 87-91 & 93 North Chestnut, Net-Zero. Ruth Molloy and Anne Quinn and Mary Etta Schneider sign up, but defer their comments to others.

Ongoing Applications

Subdivision and Site Plan - Building#8

PB 16-22: 56 South Manheim

Applicant: George Sifre

Zoning District: B-1

SBL: 86.42-7-17.1 & 16

7:19-7:57

Attorney Golden states that the project can qualify as a senior citizen development if it is approved as an expansion of the prior senior citizen development project. He notes that, since another 10 age-restricted units are being added, an additional amount of exterior common space per dwelling is required by Village Code.

Chair Zierler requests that the Applicant identify the common space on the site plan. This will also be reflected in the resolution.

Attorney Golden clarifies that the common space requirement and the recreation requirement do not overlap and must be addressed separately. Attorney Golden will reflect this amendment in the resolution.

In response to the Board's questions regarding recreation fee application, Attorney Golden states that if the Board believes that adequate recreational opportunities are not present, then a recreation fee must be paid.

Mr. Sifre notes that he will place a garden area on site behind the proposed building.

Chair Zierler responds that a garden area will fulfill the code requirement for a common area space.

Board members believe that the property accommodates the recreation needs of future residents of the additional proposed building.

Chair Zierler thinks that the property accommodates the recreation needs for the 10 age-restricted housing units, but not the 2 market-rate units.

Attorney Golden notes that if the Board finds that the recreation requirement is fulfilled for the 10 senior units but not for the two non-senior units, which may have different recreation demands, then these two units would be subject to recreation fees.

The Board agrees to require a recreation fee of \$10,000.00 for the two non-senior units and makes amendments to the Resolution to note this, and other, changes. The applicant, Mr. Sifre, concurs.

Mr. Steffens moves to approve the resolution for the Subdivision, Special Use Permit, and Site Plan as amended. Mr. Murray seconds. 5 ayes. Motion carried.

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

7:57-8:41

The Board discusses changes to the Final DRAFT Scope, inclusive of parking demands, transportation management, building mass, and setback requirements.

The Board reviews the meaning of "Complete Streets" as posited by Wallkill Valley Rail Trail President

Michael Reade in a letter sent to the Board on 1-3-17.

Attorney Golden notes that if the Village Board has previously adopted a Complete Streets Policy, then the Applicant can be presented with the policy and asked to analyze the project's compliance with same.

Mr. Gilmour clarifies that Complete Streets is a term meant to promote intermodalism, but that this is already in use in the scoping document without the term being used explicitly.

Mr. Rocco recalls that he was on the Planning Board and Village Board when a Complete Streets policy was being discussed, but he and has no recollection whether such a policy was adopted.

The Board responds to a question by Ms. Schneider by assuring her that the Board can continue to look at aspects of the project, such as height, mass, and scale, under SEQRA and under site plan review even though the scoping document says that the project is not inconsistent with the Village's adopted Comprehensive Plan.

Chair Zierler moves to approve the final scoping document as amended. Mr. Souto seconds. 5 ayes. Motion carried.

Site Plan Amendment

Relocation of dumpster, addition of detached deck, stairway and new doorway to restaurant

PB16-11: 58 Main Street

Applicant: Interzone, Inc./Robert Downs

Zoning District: B-2

SBL: 86.143-1-12.100

8:41-8:41

Mr. Downs is not present and the Application is scheduled for the next Board Meeting.

Administrative Business

Environmental Policy Board (EPB) - Wastewater treatment plant

8:41-9:00

Mr. Kerr, Village Trustee and Liaison to the EPB, requests that the Board, when reviewing new projects, take into consideration the fact that the wastewater treatment plant is currently operating at 80% capacity.

Mr. Kerr notes that the current location does not allow for expansion and that building a new and larger sewage treatment plant at a new location will be very expensive.

Mr. Kerr refers the Board to Mr. Terwilliger, Superintendent of the Department of Public Works for questions regarding building a smaller auxiliary plant or using new technology to facilitate more efficient capacity.

The Board addresses the question of charging fees for new development and concerns regarding future expansion in the NBR District.

Chair Zierler explains that a community usually bonds for major infrastructure projects rather than assess fees for projects slated to be built.

Attorney Golden notes that it is not within the Planning Board's purview to come up with a fee system, but that the Board can keep the Village Board apprised of the sewer demands for a particular project.

Mayor Rogers notes statistics showing volume reduction from 2014 to 2016 at the wastewater treatment plant. Mayor Rogers observes that old stormwater systems were connected directly to the sewer mains and that, as this is being corrected, a lot less water is being directed into the sewer mains thereby reducing volume. Mayor Rogers notes that spikes occur during significant rain and snow events.

Mr. Litton asks how much of the volume comes from SUNY New Paltz.

Mayor Rogers responds that the amount of sewage is reduced dramatically when school is not in session and that 50% is from Village residents, 25% is from the University and 25% is from the Town.

Mr. Kerr remarks that it is important to look at peak numbers and not just statistical averages when considering the volume impact on the wastewater treatment plan.

Ad Hoc Committee to discuss Water Street Re-Zoning

9:00-9:04

Mr. Souto and Mr. McGee offer to join the ad hoc committee.

Ad Hoc Committee to discuss NBR District Zoning

9:05-9:08

Mr. Litton and Mr. Murray offer to join the ad hoc committee.

Approval of New Escrow Deposit form

9:08-9:09

Mr. Steffens moves to approve the new escrow deposit form. Mr. Murray seconds. 5 ayes. Motion carried.

Approval of Minutes from December 20, 2016

Mr. Steffens moves to approve the 12/20/16 Minutes. Mr. Litton seconds. 5 ayes. Motion carried.

Meeting Overview for January 17, 2017

Adjournment

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

The meeting adjourns at 9:09 p.m.

Respectfully submitted by,

Christena Carp

Planning and Zoning Secretary