



Village of New Paltz Planning Board
Regular Meeting of Tuesday January 17, 2017
Village Hall – 7:00 p.m.
APPROVED MINUTES

Present: Michael Zierler, Chair
John Litton
Denis McGee, Alternate
William Murray
Rich Steffens

Absent: Rich Souto

Also Present: David Gilmour, AICP, Municipal Planner
Christena Carp, Planning and Zoning Secretary

Welcome

7:04-7:05

Chair Zierler reviews the Agenda and adds a discussion about the 2017 Budget. Chair Zierler notes that Mr. McGee will be serving in place of Mr. Souto who is absent.

Public Comment (15 minutes)

7:05-7:07

Don Kerr comments regarding his research into the Village's wastewater capacity. Mr. Kerr has located a metric for monitoring wastewater capacity in a document entitled “Guidance Document: Wastewater Capacity Management Plans” that he shares with Board Members and Planner Gilmour. Mr. Kerr will be sharing the information with the Village Board as well.

Ongoing Application

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

7:08-7:17

The Board reviews and confirms that the application is for a deck, stairway, conversion of a window into a door and the removal of the temporary bottle shed.

Mr. Murray asks the applicant if he has included handicapped parking.

Mr. Downs will consult with his Engineer to find out the number of handicapped parking spaces that are required and will mark the spaces on the site plan.

Mr. Steffens moves to determine the PB16-11, 58 Main, Interzone application complete and refers the application to the Ulster County Planning Board. Mr. Murray seconds. Mr. Souto is absent. 5 ayes. Motion carried.

Mr. Litton moves to set a Public Hearing on Tuesday, February 21, 2017 at 7 p.m. Mr. Steffens seconds. Mr. Souto is absent. 5 ayes. Motion carried.

Administrative Business

- *Environmental Protection Board (EPB) - Pre-Existing Condition Reports on Open Space in the Village of New Paltz*
7:18-7:47

Mr. Kerr introduces Noah Lynch from the EPB and notes how they are reviewing each open space parcel in the village.

Mr. Lynch discusses the idea of Open Space Inventory (OSI) and how the EPB is focusing on site selection criteria, data sources, methodology and format when reviewing the 13 undeveloped, open space parcels in the Village. Mr. Lynch asks the Board how they would like to receive the information in order to use it as a reference when projects that potentially impact an open space are brought before the Board.

Mr. Lynch gives the example of The Pit where, because of water table depth, bedrock and soil type, the area is not amenable to development unless an intense character change is done to the site, i.e. blasting.

Mr. Litton would like to have a table that lists the individual Open Spaces, list the coordinates and includes a map in order to locate each parcel quickly. Additionally, Mr. Litton would like to have a small file on each Open Space.

The Board and Planner discuss how to make a site visit on private property, the need to ask for permission from the property owner as well as using field observation to inform any geographical analysis done by computers.

Chair Zierler would like to see an alert built into Muncicity that could inform the Board when a development is being considered on or near an open space parcel. Additionally, Chair Zierler notes that one or more of these parcels might be considered for a higher level of protection thus triggering a set of actions under SEQRA.

- *2016 Policy Discussions Review*
7:47-7:53
The Board reviews the 2016 Policy Discussions.
- *Discuss Gateway Zoning ad hoc-Committee Objectives*
7:53-8:01
Denis McGee and Rich Souto volunteered to serve on this Committee.

Mr. Gilmour notes that he is coordinating this Committee which will be comprised of four meetings that will start in about one week.

- *Discuss procedures for communication between the ad hoc-NBR District Committee and the Planning Board*
8:01-8:04
John Litton and William Murray volunteered to serve on this Committee.
The Board discusses how best to receive daily updates from the Committee.
- *The 2017 Budget*
8:04-8:15
Chair Zierler reviews the budget worksheets that are due to the Treasurer in 10 days.
- *New York Planning Federation*
The Board reviews their membership in NYPF and may discontinue the subscription after further research into the benefits of membership.
- *Approval of Minutes from January 3, 2016*
Mr. Litton moves to approve the January 3, 2016 Minutes. Mr. Steffens seconds. Mr. Souto is absent. 5 ayes. Motion carried.
- *Meeting Overview for February 7, 2017*

Adjournment

Mr. Steffens moves to adjourn. Mr. McGee seconds. Mr. Souto is absent. 5 ayes. Motion carried.

The meeting adjourns at 8:19 p.m.

Respectfully submitted by,

Christena Carp
Planning and Zoning Secretary