



Village of New Paltz Planning Board
Regular Meeting of Tuesday February 7, 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
Tom Rocco, Village Board Liaison
David Gilmour, AICP, Municipal Planner
Christena Carp, Planning and Zoning Secretary

Welcome

7:03-7:05

Chair Zierler reviews the Agenda and adds the closing of a Trust and Agency account and the approval of a building permit for demolition work.

Public Comment (15 minutes)

7:05-7:08

Todd Mathews comments on PB17-01, 15 North Chestnut Street, Kniffen, in particular raising concerns regarding parking and the potential for increased stormwater runoff onto his property at 5 Academy Street. Mr. Mathews submits a letter and a drawing that illustrates parking alternatives to the Board.

New Application

Pre-Application

PB17-01, 15 North Chestnut Street

Applicant: Floyd Kniffen

Zoning District: B-2

SBL: 86.34-2-7.100

7:08-7:43

Mr. Kniffen describes his project and notes that he will attempt to work out the parking issues as mentioned by his neighbor, Mr. Mathews, during public comment.

The Board discusses parking and landscaping issues with Mr. Kniffen

Chair Zierler explains that the project is within 100' of a locally designated historic building and that this must be notated on the site plan. Chair Zierler remarks that Mr. Kniffen may want to attend the Historic Preservation Commission's (HPC) February 27, 2017 Meeting as they will be discussing his application and have some jurisdiction over the exterior design of his building.

Mr. Kniffen judges that, based on the materials and framing techniques used, his building was built around the turn of the century - possibly 1890s.

Chair Zierler states that Mr. Kniffen will need to make a notation on the site plan for the necessary bicycle rack.

The Board and Mr. Kniffen discuss the need to manage and improve the stormwater issues. Planner Gilmour proposes using rain gardens or rain barrels in order to manage small flows onsite. Planner Gilmour notes that the Village of New Paltz is a Sanitary Storm Sewer Overlay Community and that anytime a major re-haul of a building is taking place, it is an ideal time to check the condition of the water and sewer lines.

Chair Zierler notes that once the site plan is submitted, Department of Public Works Superintendent Terwilliger can review.

The Board discusses the multiple tenants with Mr. Kniffen, who states that he will occupy the first floor of the building. Mr. Kniffen proposes adding a handicap ramp and porch to the building. Mr. Steffens would like to see lighting installed in the porch ceiling and notes that it would shed ambient lighting onto the sidewalk.

The Board and Mr. Kniffen discuss access to the side entrance and the possibility of installing a walkway.

Chair Zierler remarks that the Board will wait to hear HPC comments about which architectural features are acceptable. Chair Zierler notes that Mr. Kniffen's building is in a corner lot and has two front yards. Chair Zierler explains that the other two sides are being called side lots as they abut other side lots and that, as such, Mr. Kniffen will need to note the prevailing setbacks on his site plan.

The Board and Mr. Kniffen discuss the parking available to tenants. Mr. Kniffen remarks that the offices will be predominantly occupied on weekdays with some Saturday activity. Chair Zierler notes that, due to the small amount of available parking spaces, Mr. Kniffen's tenants may need to park along North Chestnut Street and that those spaces are all metered.

Planner Gilmour notes that Mr. Kniffen can contact the Shade Tree Commission regarding recommendations for replacement trees.

Administrative Business

7:43-8:35

- ***Referral by Village Board for proposed NBR Moratorium***

Village Trustee Rocco explains that the moratorium will not prevail over any complete application already in consideration by the Planning Board. Mr. Rocco notes that a proposed committee is expected to meet and give feedback on possible changes to the NBR District. Mr. Rocco adds that the Ulster County Planning Board does not look favorably on the proposed moratorium as the Village already had a moratorium for the NBR District.

The Board notes that for any incomplete or new applications, the Board will have to abide by the moratorium.

Board Members comment that the proposed committee should have clearly defined objectives and goals with a definitive completion date in mind, as the moratorium is not meant to delay potential projects for the NBR District.

Mr. Souto observes that many residents already provided feedback on the NBR Zoning during Planning Board public comment sessions that spanned a 12-month time period. Due to this, Mr. Souto feels that it may be an injustice to applicants who want to do work in the NBR Zone if the process continues for another 6-month time period.

The Board discusses whether to recommend the addition of two 3-month extensions onto the existing proposed 6-month moratorium or to make it a 9-month moratorium, but decides against doing so.

Mr. Rocco remarks that the Board will be represented on the proposed ad-hoc committee and can relate all of the information about Net-Zero to the committee. Mr. Rocco explains that the committee will communicate all information to the Village Board so that they can make an informed judgment about the NBR Zoning.

Resident Ruth Molloy comments that all of the committee meeting are going to be open and reassures the Board that the committee has a clear vision and is involved in the process.

The Board notes that the 6-month moratorium starts once the law is registered with the Department of State.

Mr. Steffens moves to recommend to the Village Board that they approve the proposed 6-month NBR moratorium and recommends further that, during this period of reflection, those charged with reviewing the Code consider the feedback received by the Planning Board during the past 12 months in hopes that this will expedite the review. Mr. Litton seconds. 5 ayes. Motion carried.

- *Clear Energy Communities - Energy Code Enforcement Training*
Mr. Gilmour notes that on Friday, 2/10/17, at 9 a.m. an organizing meeting regarding Code Enforcement Training will take place. The training is geared toward Building Department and Village staff, but Mr. Gilmour explains that Board Members may want to participate in the training as it is a way to bridge the energy code incorporated in site plan review and to understand incentives for building within the community. Mr. McGee may attend.
- *Distribution of OSI (Open Space Inventory) Map*
The Board reviews the Map and notes that many of the spaces identified on the Map are municipal and that only a couple are privately-owned, developable parcels.
- *Budget Worksheet*
Board reviews the Fiscal Year 2017 Budget and notes that money for training must be approved by the Village Board even though it is part of the budget.
- *Request to Close T/A 92 for PB 16-21, 64 Plains Road, Discovery Institute*
Mr. Steffens moves to close T/A 92, PB 16-21, 64 Plains Road, Discovery Institute. Mr. Souto seconds. Chair Zierler abstains. 4 ayes. Motion carried.
- *Approval of Minutes from January 17, 2017*
Mr. Steffens moves to approve the 1/17/17 Minutes. Mr. Murray seconds. Mr. Souto abstains. 4 ayes. Motion carried.

- *Approval of Building Permit for Demolition of Existing Structure - PB16-22, 56 S Manheim, Sifre*
Mr. Steffens moves to approve a building permit for demolition of the existing structure located at PB16-22, 56 S Manheim, Sifre (The Ridge). Mr. Litton seconds. 5 ayes. Motion carried.
- *Meeting Overview for February 21, 2017*

Adjournment

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

The meeting adjourns at 8:36 p.m.

Respectfully submitted by,

Christena Carp
Planning and Zoning Secretary