



Village of New Paltz Planning Board
Regular Meeting of Tuesday March 21, 2017
Village Hall-7:00p.m.
APPROVED MINUTES

Present: Michael Zierler, Chair
John Litton, arrives 7:12 p.m., leaves 9:12 p.m.
Will Murray
Rich Souto
Rich Steffens

Also Present: Denis McGee, Alternate
Tom Rocco, Village Board Liaison
Rick Golden, Planning Board Attorney
David Gilmour, AICP, Municipal Planner
Christena Carp, Planning and Zoning Secretary

Welcome

7:03-7:06

Chair Zierler reviews the Agenda and adds a brief attorney-client session at the end of the meeting.

Public Comment (15 minutes)

7:07-7:30

Bill Busby, Jacob Lawrence, Mark Portier, Brad Barclay, Michael Reade/Wallkill Valley Rail Trail Association, Ruth Gordon, Mary Etta Schneider, Chair of Historic Huguenot Street, Celeste Tesoriero representing the New Paltz Tenant's Union, Ted Nitza, Kristen Misik, Said Zadeh, Owner of My Market, Jennifer Mungar, Business Owner comment regarding PB16-02, 87-91 & 93 N Chestnut, Net-Zero.

New Applications

Site Plan Application

Change Awning Color

PB17-05, 154 Main Street

Applicant: Nhat Tran/iPHO Vietnamese Restaurant

Zoning District: B-1

SBL: 86.34-7-11

7:31-7:37

Chair Zierler explains that the application is not something that the Board typically reviews, but that the B-1 Zoning requires that the Board review any exterior changes to a building (see 212.13E.(9)(a)).

Mr. Steffens moves that PB17-05, 154 Main Street, Nhat Tran/iPHO Vietnamese Restaurant is a Type 2 Action under SEQRA and that no further action is required; that the application is determined complete; that the application is exempt from Ulster County Planning Board referral; and that a public hearing be set for April 4, 2017 at 7 p.m. Mr. Souto seconds. 5 ayes. Motion carried.

Pre-Application

Expand Habitable Living Space

PB17-04, 16 N Manheim Boulevard

Applicant: Nabil Botros

Zoning District: R-2

SBL: 86.35-1-6.100

7:37-8:08

Mr. Botros seeks to expand the existing driveway in order to accommodate the five required parking spaces.

Alternatively, Mr. Botros and his Architect, Ms. Ryan, discuss placing a second, smaller driveway on the south side of the lot. This alternative will prevent the removal of a large deciduous tree and eliminate the visual impact of a larger parking area.

The Board discusses the two presentations and the majority determine that only one driveway should be placed on the lot. The Board explains that Mr. Botros will need to file a tree removal application with the Shade Tree Commission (STC) as the tree slated for removal is within their jurisdiction.

Ongoing Applications

Special Use Permit/Site Plan Application

Continuation of EAF Part 3; Completeness Determination and Transportation Impacts

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

Applicant: Net Zero Development LLC/David Shepler

Zoning District: NBR

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

8:09-9:10

Attorney Golden explains that, under specific SEQRA regulations, the Board must next determine whether or not the Net Zero Team has mitigated the significant adverse environmental impacts addressed in the Board's January 3, 2017 Scoping document. The next step in the process, Attorney Golden adds, is to determine whether the Net-Zero Team's Expanded Part 3 is substantially responsive to the Scoping document sent out by the Board.

Chair Zierler asks that Board if, based on their review, they feel that the materials submitted by the Net-Zero Team substantively address the Board's Scoping document.

Attorney Golden notes that the Net-Zero Team was fairly responsive to the Scoping document, but that the Board had requested a comparison, for both transportation and parking, with other mixed use neighborhoods and that was not in their analysis.

Mr. Litton moves that the materials received from the Net-Zero Team for the Expanded Part 3 of the EAF have, by and large, addressed all of the issues in the Scoping document. The issues raised were

not ignored and the Board can now move on the next phase in reviewing the project.

Discussion ensues. Mr. Steffens seconds. Mr. Litton - no. 4 ayes. Motion carried.

Mr. Litton voices concern that issues that arise may not get addressed if the Board moves that the applicant has already addressed all issues in the Scoping document.

Mr. Steffens remarks that this is a jumping off point for more discussion. Mr. Steffens adds that the EAF Expanded Part 3 document gives the Board enough information to move on to the next step.

Attorney Golden clarifies that the EAF Expanded Part 3 is different than the Environmental Impact Statement (EIS) process. Attorney Golden adds that the Expanded Part 3 is meant to be an ongoing negotiation of addressing issues and finding out if an Applicant is willing to address issues through the mitigation process. Attorney Golden notes that the Board can still address any and all issues at any point moving forward.

The Board discusses a variety of transportation and parking issues and ultimately decides to hire a traffic consultant. Chair Zierler will research various traffic consultant organizations for potential hiring.

The Board, Arthur F. Brod Jr., a Planning and Development Consultant on the Net-Zero Team and David Shepler discuss concerns regarding moving the flow of pedestrian and cyclist traffic through the site as safely as possible. Chair Zierler notes that a copy of the Meeting Minutes will be sent to the New Paltz Bicycle Pedestrian Committee and the Department of Transportation. Varying bike lane configurations; motorized traffic-related impacts; on-street and off-street parking; and adequate lighting for people walking through the parking area are discussed.

The Board decides to place the transportation discussion on hold until a traffic consultant is hired and a report forthcoming.

Chair Zierler remarks that the Board will review visual aesthetics at the 4/4/17 Meeting.

Administrative Business

9:11-9:16

- *Ad-hoc Gateway District Zoning and Development Standards Committee*

Mr. Souto reviews that the Committee made a recommendation to overlay the code as is, but with additional commentary regarding concerns centered on sewage, sewer movements and whether one of the properties may be subject to flooding. A memo will be drafted to the Village Board in a few weeks summarizing same.

Mr. Litton leaves at 9:12 p.m. Mr. McGee stands in for Mr. Litton.

- *Approval of Minutes from March 7, 2017*

Mr. Murray moves to approve the 3/7/17 Minutes. Mr. Souto seconds. Mr. Litton is absent. 5 ayes. Motion carried.

- *Meeting Overview for April 4, 2017*

The Board reviews potential projects for the next Meeting and notes that a Public Hearing will be

held for PB17-05, 154 Main Street, Nhat Tran/iPHO Vietnamese Restaurant.

Adjournment

Mr. Murray moves to adjourn. Mr. McGee seconds. 5ayes. Motion carried.

The meeting adjourns at 9:17 p.m.

Respectfully submitted by,

Christena Carp
Planning and Zoning Secretary