



Village of New Paltz Planning Board
Regular Meeting of Tuesday June 6, 2017
Village Hall-7:00p.m.
APPROVED MINUTES

Present: Michael Zierler, Chair
Denis McGee
Rich Steffens

Absent: John Litton
Rich Souto

Also Present: William Murray, Village Board Liaison
Rick Golden, Planning Board Attorney
David Gilmour, AICP, Municipal Planner
Christena Carp, Planning and Zoning Secretary

Welcome

7:01-7:02

Chair Zierler reviews the Agenda.

Public Comment (15 minutes)

7:03-7:09

Susan Tychostrup, Kathleen Rivera, Nick Florio and Dave Boss speak regarding PB17-08, 16 North Manheim Blvd., Botros.

Ongoing Application

Site Plan (formerly pre-application 17-04)

Expand Habitable Living Space

PB17-08, 16 N Manheim Boulevard

Applicant: Nabil Botros

Zoning District: R-2

SBL: 86.35-1-6.100

7:09-7:53

Architect Kim Ryan summarizes the revised site plan changes.

Chair Zierler responds to Ms. Tychostrup's concerns about the property usage. Chair Zierler notes that when a non-owner occupied residential property is rented out, the owner must register with the Building Department. Chair Zierler explains that the Building Department collects various fees,

conducts an annual safety inspection and makes sure codes are enforced. Chair Zierler observes that whether the property is owner occupied or not, complaints regarding quality of life issues, such as noise and cleanliness, can be filed with the Building Department.

The Planning Board, Chair Zierler explains, has a responsibility to consider potential future impacts. Chair Zierler notes that the Board will look at the issues raised during Public Comment and work to find ways to mitigate those impacts to ensure that quality of life and property values will not be negatively impacted.

Mr. Steffens clarifies that there are no specific rental designations, such as a student or family or professor rental. To help ensure quality of life, Mr. Steffens adds that every non-owner occupied property has a local manager and the police have a good history of contacting the manager when problems arise.

Chair Zierler observes that Mr. Botros must submit a revised site plan application that accurately reflects the 6 bedrooms proposed on the site plan.

Attorney Golden cautions that Mr. Botros must designate whether the property is a single-family, 2-family or multi-family as there are different requirements for each designation.

Mr. Botros confirms that the property is a single-family and that he will resubmit an application that accurately reflects the proposed 6 bedrooms.

Mr. Steffens observes that the water and sewer/utility lines must be on the site plan as well as a refuse container that is sufficient to handle the proposed use of the property. Mr. Steffens adds that gravel information will need to be placed on the site plan as it impacts drainage.

Mr. Steffens questions the utility of approving items on a site plan that have a future completion date, such as the proposed Patio Shed/Sauna, Family Room and Deck.

Planner Gilmour notes that this has been done, in a few instances, to add flexibility to the completion time frame. Attorney Golden observes that the Board, in approving a site plan such as presented, simply authorizes the improvements that are included on the site plan. The Planning Board does not oversee the time frames in which the improvements approved by the site plan must be commenced or completed. The time frames to obtain building permits to commence the improvements, and the longevity of issued building permits, are governed by the Village Code and any relevant policies of the building department. (For example, see Code Sections 212-23(F), 212-63(G)).

Chair Zierler observes that the carport is a relatively large structure and the Board will need to know what it looks like from different angles. Chair Zierler requests that carport elevations and lighting be included in the site plan.

Chair Zierler notes that the Lot Cover Schedule table on the site plan lists the Non-Permeable Drive as 8.2% area percentage when it is actually 7.4% area percentage.

Planner Gilmour recommends that the Board review tree species and use the landscaping guidelines for non-residential as they work to mitigate concerns regarding car headlights shining into neighboring

properties.

Planner Gilmour requests that a graphic scale be placed on the site plan. Planner Gilmour observes that gravel-packed areas, such as driveways, are treated as impervious surfaces.

The Board and Mr. Botros agree to set up a time for a site visit.

Chair Zierler explains that the application will be submitted to the Ulster County Planning Board and they will look at it in relationship to Main Street and how the expansion from 2 bedroom to 6 bedroom will impact traffic and safety. Chair Zierler adds that North Manheim is a heavily used artery and one of the few north-south running streets in the Village that has a traffic light where it junctions with Main Street.

Mr. Steffens moves to determine application PB17-08, 16 North Manheim, Botros complete, to submit the application to the Ulster County Planning Board and to set a Public Hearing for July 18, 2017 at 7p.m. Mr. McGee seconds. Messrs. Litton and Souto are absent. 3 ayes. Motion carried.

Chair Zierler classifies the application as a Type II Action under SEQRA in April 2017.

Mr. Botros has the opportunity to submit new materials by June 15th or 16th as Planner Gilmour must then forward the information to the Ulster County Planning Board in time for their review.

New Applications

Site Plan

Driveway Proposal

PB17-12, 15 Mohonk Avenue

Applicant: Ken Sofer

Zoning District: R-2

SBL: 86.42-5-2

7:53-8:08

Mr. Sofer summarizes his application.

Chair Zierler requests that the width of the parking area be narrowed in order to recover some green space. Chair Zierler recommends that Mr. Sofer check with the Building Inspector regarding how to configure the driveway to accommodate the proposed 6 parking spaces.

Mr. Steffens notes that overflowing garbage on the property is an issue.

Mr. Sofer agrees to work on reducing the parking area to recover some green space and to take care of the garbage issue.

Chair Zierler request that the number of bedrooms be noted on the site plan and that the vegetation be illustrated so that the Board can see that sufficient screening of the proposed parking lot is being proposed.

Chair Zierler notes that the Board will not require sidewalk easements.

Chair Zierler moves to determine application PB17-12, 15 Mohonk Avenue, Sofer complete, classify it as a Type II action under SEQRA, exempt it from referral to the Ulster County Planning Board, and set a public hearing for 7 p.m. on Thursday, July 6, 2017. Mr. Steffens seconds. Messrs. Litton and Souto are absent. 3 ayes. Motion carried.

Site Plan Amendment

Reduce size of restaurant, add 2 apartments

PB17-13, 51 Main Street

Applicant: Dimitri Viglis

Zoning District: B-2

SBL: 86.143-1-9.200

8:08-8:32

Mr. Viglis summarizes his application.

Chair Zierler explains that Mr. Viglis is allowed to have 3 bedrooms in the B-2 Zoning District, but does not have the required 1 parking space per bedroom and the lot is too small (lacks enough square feet) for the proposed 3 apartments (5 bedrooms in total) and a restaurant. Mr. Viglis will have to file an application with the Zoning Board of Appeals (ZBA) to request area variances for both insufficient parking and insufficient density.

Mr. Steffens observes that the change requested by Mr. Viglis, from restaurant to apartments on the second floor due to the need to generate higher income, generates variance issues that may be viewed as a self-created hardship by the ZBA.

Chair Zierler remarks that, if the building fails, the Village will end up with a three-story vacancy, which is not desirable.

Mr. Steffens proposes that Mr. Viglis consider renting office space rather than apartments as this would limit the problem with parking.

Architect Miller remarks that offices require handicap access.

Mr. Steffens notes that there is a threshold under the American with Disabilities Act (ADA) based on the size of the building and Mr. Viglis and Mr. Miller may want to check the ADA requirements.

The Board, Architect Miller and Mr. Viglis discuss the high demand for residential and the possibility of combining both office and residential space.

Chair Zierler advises Mr. Miller and Mr. Viglis to submit an application to the ZBA once they determine their course of action.

Mr. Steffens moves to classify application PB17-13, 51 Main Street, Viglis as an Unlisted Action under SEQRA. Mr. McGee seconds. Messrs. Litton and Souto are absent. 3 ayes. Motion carried.

Administrative Business

8:32-8:43

- *6/4/17 Site Visit for PB17-06, 12 Main Street, W.L. Holdings/Theater*

Chair Zierler reviews the site visit and notes that all corners were marked, wood posts were erected and laced with hazard tape that identified the actual height of the building, doorways were marked out with neon paint on the ground and a walkway was marked on the west side. Chair Zierler adds that Mr. McGee, Mr. Souto and Planner Gilmour were also at the site visit and Mr. Miller provided answers to questions. The group also visited the nearest neighbor on Wurts Avenue to get a visual perspective.

Chair Zierler notes that the Board hopes to have the application on the Agenda in two weeks and that parking and traffic impact issues, additional concerns presented by neighbors, and a traffic study completed in the past will all be reviewed.

Chair Zierler notes that the proposed walkway along the west side of the proposed theatre is positioned above the fountain and provides an opportunity for the theatre building to integrate with Water Street Market. Chair Zierler adds that some seating areas on the west side and some plantings, possibly running down the west wall of the theatre, will soften the visual impact of the building.

- *Approval of Minutes from May 16, 2017*

A quorum does not exist to approve the 5-16-2017 Minutes

- *Meeting Overview for June 20, 2017*

Chair Zierler notes some new applications and welcomes Mr. Murray as the newly appointed Planning Board Liaison to the Village Board.

Chair Zierler will try to establish dates for a joint Town and Village Planning Board SEQRA training session, to be conducted by Attorney Golden, this summer.

Adjournment

Mr. Steffens moves to adjourn. Mr. McGee seconds. Messrs. Litton and Souto are absent. 3 ayes.
Motion carried.

The meeting adjourns at 8:44 p.m.

Respectively submitted by,

Christena Carp
Planning and Zoning Secretary