



Village of New Paltz Planning Board
Regular Meeting of Tuesday, May 1, 2018
Village Hall - 7:00 PM
APPROVED MINUTES

Present: Michael Zierler, Chair
Rich Steffens
John Litton
Denis McGee
Richard Souto
Eve Waltermaurer, Alternate

Absent: Michele Zipp, Alternate

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

Welcome

7:02

Chair Zierler runs through the Agenda for the May 1, 2018 Planning Board Meeting.

Public Hearing

1. Site Plan

Change of use

PB18-13: 3 Church Street

Applicant: Bob Henninger

Zoning District: B-2

SBL: 86.143-1-6

7:03-7:04

Chair Zierler requests a motion to open the Public Hearing for PB18-13, 3 Church Street, Henninger.
Mr. Steffens moves to open, Mr. McGee seconds. 5 ayes. Motion carries.

No one from the public comes forward to speak.

Chair Zierler requests a motion to close the Public Hearing for PB18-13, 3 Church Street, Henninger. Mr. Steffens moves to close, Mr. McGee seconds. 5 ayes. Motion carries.

2. Site Plan Amendment

Additional outdoor seating

PB18-14: 3B Church Street

Applicant: Jacob Meglio/Arrowood Farms

Zoning District: B-2

SBL: 86.143-1-6

7:07

Chair Zierler requests a motion to open the Public Hearing for PB18-14, 3B Church Street, Arrowood Farms. Mr. Steffens moves, Mr. McGee seconds. 5 ayes. Motion carries.

No one from the public comes forward to speak.

Chair Zierler requests a motion to close the Public Hearing for PB18-14, 3B Church Street, Arrowood Farms. Mr. Steffens moves, Mr. McGee seconds. 5 ayes. Motion carries.

Public Comment (0 minutes)

7:08

No one from the public comes forward to speak.

Application Review

1. Site Plan/Special Use Permit

Change of use/Resolution

PB17-02: 85 N. Chestnut

Applicant: Radi Serdah

Zoning District: NBR

SBL: 86.26-1-13

7:08-7:17

The Planning Board prepares to vote on the Resolution for PB17-02, 85 N. Chestnut Street, Serdah.

Using comments from the Shade Tree Commission made at their April 26, 2018 meeting, the applicant has applied additional landscaping to their current site plan. Rather than share a dumpster with a neighboring property, the applicant will keep his trash receptacles within the structure on site, as is noted on the final site plan. The bike lane and crosswalk have been included on the plans as requested by the Planning Board previously.

Language within the current Resolution regarding shared dumpster easement will be removed. The resolution will also be amended to reflect the recommendations made by the Shade Tree Commission and it incorporates the Board's response to the required modifications of the Ulster County Planning Board.

Chair Zierler requests a motion to approve the Resolution as amended for PB17-02, 85 N. Chestnut

Street, Serdah. Mr. Steffens moves to approve. Mr. McGee seconds. 5 ayes. Motion carries.

2. Site Plan

Change of use/Resolution

PB18-13: 3 Church Street

Applicant: Bob Henninger

Zoning District: B-2

SBL: 86.143-1-67

7:17-7:20

Mr. Henninger approaches the Board. Mr. Steffens briefly remarks upon the ADA (American Disabilities Act) with regards to this property, and recommends to the applicant that he make sure his property is in compliance.

John Litton arrives at 7:18 PM.

Chair Zierler requests motion to approve the Resolution for PB18-13, 3 Church Street, Henninger. This application has been determined to be exempt from the Ulster County Planning Board, listed as a Type II action under SEQRA, and been subject to a Public Hearing. Mr. Steffens moves to approve. Mr. McGee seconds. 5 ayes. Motion carries.

3. Site Plan Amendment

Additional outdoor seating/Resolution

PB18-14: 3B Church Street

Applicant: Jacob Meglio/Arrowood Farms

Zoning District: B-2

SBL: 86.143-1-6

7:20-7:25

As Mr. Meglio and Mr. Arrowood are absent, Mr. Henninger remains to speak on their behalf.

The Board briefly discusses the hours of operation. The latest the business will be open is 11 PM, otherwise they will close at 9 PM.

Planner Gilmour had submitted a memo to the applicant with concerns regarding the presence of a "stone wall" on site, "covered area," and seats that have been placed within the set-back, which was not apparent when the applicant first appeared in 2017.

The applicant has submitted revised plans subsequent to the Planner's memo, but they were received too late to be properly considered by Board members. The vote for the Resolution for PB18-14 will be postponed until the May 15, 2018 Meeting.

Administrative Business

- *Revision to action taken on PB18-16, 195 Huguenot Street, Hyland: This application does not need to be referred to the UCPB.*

Planner Gilmour amended this statement and will be referring this application to the UCPB.

- *Discuss Recreation Fees*

The Planning Board discusses a draft law regarding Recreation Fees that the Village Board has been in the process of revising. The Board votes to recommend a proposal that a fee in lieu of land set aside for

recreational purposes be set at \$1,000.00 per bedroom including studio apartments, with a cap of \$4,000.00 for 4 bedrooms or more. The Village Board should also consider granting themselves the ability to consider hardship waivers and reductions should applicants request them. Chair Zierler moves to approve the proposal, Mr. McGee seconds. 5 ayes. Motion carries.

- *Review of NBR code revisions referred from the Village Board.*

The Board requires more time to review the draft code revisions for the NBR and postpones this discussion until the May 15, 2018 Meeting.

- *Approval of Minutes from April 17, 2018*

Mr. Steffens moves to approve the Minutes from April 17, 2018. John Litton seconds. Mr. Souto and Mr. McGee were absent. 4 ayes. Motion carries.

- *Meeting Overview for May 15, 2018*

Adjournment

Mr. Steffens moves to adjourn. Mr. McGee seconds. 5 ayes. Motion carries.

The meeting adjourns at 8:47 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary