



Village of New Paltz Planning Board
Regular Meeting of Tuesday, May 15, 2018
Village Hall - 7:00 PM
APPROVED MINUTES

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

Absent:

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

Welcome

7:00

Chair Zierler runs through the Agenda for the evening. The fourth application, PB18-19, 17 Academy Street, Gordon, has been postponed.

Public Hearing

7:00 PM

1. Site Plan/Special Use Permit

Expansion of gas station retail

PB18-03: 158-160 Main Street

Applicant: Mike Khorassani

Zoning District: B-1

SBL: 86.34-7-14

7:02-7:20

Mr. Steffens moves to open the Public Hearing for PB18-03, 158-160 Main Street, Khorassani. Mr.

Souto seconds. 5 ayes. Motion carries.

Barbara and Mick Adams; Robin James; Brendan Rhoney; Christine Harris, and Ellen Brady come forward to speak.

Mr. McGee arrives at 7:05 PM.

Mr. Steffens moves to close the Public Hearing for PB18-03, 158-160 Main Street, Khorassani. Mr. McGee seconds. 5 ayes. Motion carries.

7:20 PM

2. Site Plan

Construction of two family dwelling

PB18-02: 227 Main Street

Applicant: Imokilly Regato/Alfandre

Zoning District: R-3

SBL: 86.34-1-47

7:20-7:21

Mr. Steffens moves to open the Public Hearing for PB18-02, 227 Main Street, Alfandre. Mr. McGee seconds. 5 ayes. Motion carries.

No one from the public comes forward to speak.

Mr. Steffens moves to close the Public Hearing for PB18-02, 227 Main Street, Alfandre. Mr. McGee seconds. 5 ayes. Motion carries.

Public Comment (0 minutes)

7:21

No one from the public comes forward to speak.

Application Review

1. Site Plan

Construction of two family dwelling

PB18-02: 227 Main Street

Applicant: Imokilly Regato/Alfandre

Zoning District: R-3

SBL: 86.34-1-47

7:21-7:48

Mr. Alfandre approaches the Board.

Chair Zierler summarizes the application's current status. Mr. Alfandre has met with the Town Building Inspector as well as the Town Planning Board Chair and the Town agreed that the application would have no impact. Having received Hudson Land Design's comments, appropriate changes have been made to drainage on site. The Department of Public Works has also been consulted regarding plumbing.

The Ulster County Planning Board has required the applicant to create a cross-access easement for pedestrian traffic. The Board concludes that there has been an informal agreement regarding pedestrian access at the site for years and the formal cross-access easement is not required.

Chair Zierler amends Resolution to disregard required modification from the UCPB.

Chair Zierler requests a motion to approve the Resolution for PB18-02, 227 Main Street, Imokilly Regato/Alfandre as a Type II action under SEQRA, has created a need for recreation without providing a suitable amount of land on site, in lieu of which applicant will be required to pay fees as set by the Village Board. A Public Hearing for this application was held on May 15, 2018. Mr. Steffens moves to approve, Mr. McGee seconds. 5 ayes. Motion carries.

2. Site Plan/Special Use Permit

Expansion of gas station retail

PB18-03: 158-160 Main Street

Applicant: Mike Khorassani

Zoning District: B-1

SBL: 86.34-7-14

7:49-8:59

Mr. Khorassani, Andy Willingham, and Joe Buglino approach the Board.

Chair Zierler begins the discussion with the required modifications submitted by the Ulster County Planning Board, including signage, access, and traffic concerns.

Mr. Steffens expresses safety concerns with regards to traffic and parking; suggests that a traffic study be completed before the application is approved.

Mr. Willingham responds regarding the Department of Transportation's involvement with this application. They have gone through the very early phases at this point in the process. Ms. Waltermaurer expresses concern regarding DOT addressing Board concerns should the application be approved.

Mr. Khorassani addresses concerns of the Board and the public, including traffic and delivery trucks; quality of sidewalk and road on his property; snow removal; tow trucks; and location of cars waiting to be fixed.

Ms. Waltermaurer asks that the applicant address a concern brought to the Board's attention by a neighbor regarding the three parking spaces on the site plan that are located on a shared drive. The applicant agreed to consider removing those spaces.

Chair Zierler leads the Board in establishing a checklist for the applicant to use in submitting revised plans to the Board. The applicant must provide accommodations for traffic and parking concerns; pedestrian movement; location of dumpster; and lighting and signage as required by the UCPB.

Attorney Golden makes a point in order to be clear on the record, that while the DOT will try to accommodate approvals of the Board, they do prioritize the safety of applications on which they have input. Regardless of Board approval, safety concerns will absolutely be met.

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

9:01-9:05

Jacob Meglio approaches Board in order to respond to concerns previously brought to the Board's attention by the Village Planner.

Planner suggests that they remove the word "patio," from their plans and replace it with "pervious surface," as it exists within the setback.

No further comments from Planning Board on this application.

Chair Zierler requests a motion to approve the Resolution for PB18-14, 3B Church Street, Arrowood as a Type II action under SEQRA, not required to go before the UCPB, and has held a Public Hearing on May 1, 2018. Mr. Litton moves to approve, Mr. McGee seconds. 5 ayes. Motion carries.

4. Pre-Application

Residential rental with commercial on ground floor

PB18-19: 17 Academy Street

Applicant: Jack Gordon

Zoning District: B-2

SBL: 86.127-1-6

Application postponed.

Administrative Business

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

Board discusses NBR code revisions currently under examination by the Village Board. Mr. Steffens observes that the NBR code would be improved should it allow exceptions to the "mixed use" requirement and encourage more commercial development within the district.

- *Approval of Minutes from May 1, 2018*

Mr. Steffens moves to approve the Minutes from May 1, 2018. Mr. McGee seconds. 5 ayes. Motion carries.

- *Meeting Overview for June 5, 2018*

The May 15, 2018 Meeting will be the last for Chair Zierler and Mr. Litton.

Adjournment

Mr. Litton moves to close the Meeting for May 15, 2018. Mr. Steffens seconds. 5 ayes. The meeting adjourns at 9:26 PM.

Respectfully submitted by,

Alana Sawchuk

Planning and Zoning Secretary