



---

Village of New Paltz Planning Board  
Regular Meeting of Tuesday, August 21, 2018  
Village Hall - 7:00 PM  
**MINUTES**

---

Present: Denis McGee  
Tom Rocco, Alternate  
Michele Zipp, Alternate

Absent: Eve Waltermaurer, Chair  
Richard Souto

Also Present: Alana Sawchuk, Planning and Zoning Secretary  
Rick Golden, Planning Board Attorney  
William Murray, Village Board Liaison

***Welcome***

7:00

Acting chairperson Tom Rocco amends the Agenda for the evening. Regarding “Application Review,” the Board will not be considering PB18-09, 119 Main Street, Bangkok Café, as the revised application materials discussed at the August 7 meeting were not submitted. Additionally, PB18-25, 54-58 Main Street, Bobby Downs/Interzone was withdrawn by the applicant until further notice.

Regarding “Administrative Business,” the Board will refrain from discussing the September 4, 2018 meeting due to the absence of Chair Waltermaurer.

With regards to the Public Hearing scheduled for PB18-09, 119 Main Street, Bangkok Café, the applicant did not submit the documentation necessary to hold a legal Public Hearing. However, the public is still welcome to come and speak regarding this application during Public Comment. The formal Public Hearing will be re-scheduled at a later date.

Mr. McGee moves to approve Agenda amendments. Ms. Zipp seconds. 3 ayes. Motion carries.

***Public Comment (5 minutes)***

***7:06-7:11***

Alison Nash comes forward to speak regarding PB18-09, 119 Main Street, Bangkok Café.

Christine Marmo comes forward to speak regarding PB18-09, 119 Main Street, Bangkok Café.

Rosalyn Cherry comes forward to speak regarding PB18-09, 119 Main Street, Bangkok Café.

Aja Whitney Katz remarks from the audience that she agrees with the comment put forth by Ms. Nash, Ms. Marmo, and Ms. Cherry.

### ***Public Hearings***

#### ***1. Site Plan***

##### ***Addition of retaining wall***

PB18-26: 68 Main Street

Applicant: Ed Burke

Zoning District: B-2

SBL: 86.143-1-14

7:04-7:05

Ms. Zipp makes a motion to close the Public Hearing for PB18-26, 68 Main Street, Burke. Mr. McGee seconds. 3 ayes. Motion carries.

#### ***2. Site Plan***

##### ***Porch construction***

PB18-21: 36 S. Manheim

Applicant: Jason Vandermer

Zoning District: R-2

SBL: 86.42-4-31

7:05

Mr. McGee makes motion to close the Public Hearing for PB18-21, 36 S. Manheim, Vandermer. Ms. Zipp seconds. 3 ayes. Motion carries.

### ***Application Review***

#### ***1. Site Plan***

##### ***Addition of retaining wall***

PB18-26: 68 Main Street

Applicant: Ed Burke

Zoning District: B-2

SBL: 86.143-1-14

7:12-7:14

Mr. Burke submits a formal contract between himself and Mr. Downs regarding shared use of a dumpster on site as requested by the Board.

Mr. Rocco asks after questions or comments from Board members. No comments.

As the Ulster County Planning Board has not yet returned a determination to the Village, the application cannot yet be approved.

#### *4. Site Plan*

*Waiting area add. and prep kitchen installation*

PB18-23: 91 Main Street

Applicant: Michael Beck

Zoning District: B-2

SBL: 86.127-1-14

7:14-7:15

No one has come to the meeting to speak on behalf of this application so it will be moved to the next meeting of the Planning Board.

#### ***Administrative Business***

- *Approval of Minutes from August 7, 2018*

Ms. Zipp moves to approve the Minutes from the August 7, 2018 Meeting of the Planning Board. Mr. McGee seconds. 3 ayes. Motion carries.

- *Closure of T/A Accounts*

Mr. McGee moves to close the T/A Accounts stipulated in the provided letter. Ms. Zipp seconds. 3 ayes. Motion carries.

#### ***Adjournment***

Mr. McGee makes motion to adjourn to the meeting of August 21, 2018. Ms. Zipp seconds. The meeting adjourns at 7:17 PM.

Respectfully submitted by,

Alana Sawchuk

Planning and Zoning Secretary