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Village of New Paltz Planning Board  
Special Meeting of Monday, September 24, 2018  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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Present: Eve Waltermaurer, Chair  
Richard Souto  
Denis McGee

Absent: Tom Rocco, Alternate  
Noelle Kimble McEntee, Alternate  
Rick Golden, Planning Board Attorney  
Alana Sawchuk, Planning and Zoning Secretary

Also Present: Ariana Basco, Assistant to the Mayor/Deputy Clerk  
William Murray, Village Board Liaison

***Welcome***

7:00

The attorney could not be present tonight so any legal questions will have to be noted and waited on.

***Public Comment (00 minutes)***

0:00-0:00

No one from the public comes forward to speak.

***Application Review***

***1. Site Plan***

***Garage modification***

PB18-15: 6 Grove Street

Applicant: Thomas Olsen

Zoning District: R-2

SBL: 86.34-10-13

7:02-7:04

Mr. Olsen approaches the board. Chair Waltermaurer gives an overview of the application.

**Mr. McGee moves to approve PB18-15: 6 Grove Street. Mr. Souto seconds. All ayes. Motion**

**passes.**

*2. Site Plan*

*Porch construction*

PB18-21: 36 S. Manheim Blvd.

Applicant: Jason Vandermer

Zoning District: R-2

SBL: 86.42-4-31

7:05-7:06

Mr. Vandermer is not present. Chair Waltermaurer gave an overview of the application.

**Mr. McGee moves to approve PB18-21: 36 S. Manheim Blvd. Mr. Souto seconds. All ayes. Motion passes.**

*3. 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

7:07-7:09

Mr. Beck approaches the board. The board asks about facade changes per the Historic Preservation Commission. Mr. Beck confirms that the facade will not be changed. The board asks about the awning and signage. The awning will no longer say Ricci's Barber Shop. The updated plans were submitted to the County Planning Board.

*4. Site Plan*

*Addition of retaining wall*

PB18-26: 68 Main Street

Applicant: Ed Burke

Zoning District: B-2

SBL: 86.143-1-14

7:10-7:12

Mr. Burke is not present. Chair Waltermaurer gave an overview of the application.

**Mr. McGee moves to approve PB18-26: 68 Main Street. Mr. Souto seconds. All ayes. Motion passes.**

*5. Site Plan/Change of Use*

*Playground construction*

PB18-28: 6 Elting Avenue

Applicant: Mountain Laurel Waldorf School

Zoning District: B-2

SBL: 86.34-4-13.20

7:13-7:20

Ms. Jaeckel approaches the board. Chair Waltermaurer gave an overview of the application. The school would like to expand their playground space. The property adjacent to High Meadow is also owned by the school but is currently zoned as a residential and needs to be changed to mixed use,

residential/educational. The board is not responsible for the specifications and safety requirements of the playground, only for the change in use. The school would also like to paint a mural.

Mr. Souto asked a few legal questions: Are there any parameters for a property being converted to an educational property? Does it have to be fenced? Does it have to be ADA compliant?

Chair Waltermaurer stated that Cory Wirthmann is looking into requirements that may come under the Planning Board's purview if they approve a change in use.

**Mr. McGee moves to deem the application administratively complete and set a Public Hearing for October 16, 2018. Mr. Souto seconds. All ayes. Motion passes.**

#### *6. Site Plan*

*Mixed use, residential/commercial*

PB18-19: 17 Academy Street

Applicant: Jack Gordon

Zoning District: B-2

SBL: 86.127-1-6

7:20-7:52

Mr. Gordon and Mr. Miller approach the board. Mr. Miller explains the changes that have been addressed since the last meeting. The stairs from the roof come to the front of the building rather than the back. The issues are mainly ones that the Building Department wanted addressed. Mr. Souto requests that a bicycle rack still be included. Chair Waltermaurer asks about landscaping. Mr. Miller shows the board the planting list and points them out on the site plan.

Propane tanks have been reduced to 4 from 6. Kitchen setup has changed to have only one kitchen in the basement as opposed to multiple kitchens for each stall. It will be a collective of 5 different CIA chefs and 5 different menus. A total of 99 seats and 33 parking spaces. Hood will come out of the basement through the ceiling and there will just be one instead of the multiple that had been in the last proposal. The exhaust is 30-35 feet away from the neighboring buildings. The view from Church Street will be a one story building and the view from Academy Street is a 1.5 story building. The second story is set back 20 feet from the face of the building. The main entrance will be on Church Street.

They want to serve beer and wine, but not hard alcohol. The application needs to be revised to include this. Mr. Souto raises the question regarding the additional demand for water and the additional demand for energy. Both questions were answered as no, but should be yes because a building will automatically use more water and energy than the lot currently does. Mr. Souto also raised the questions of traffic and increased truck deliveries, which should be estimated. For example, how many times per month will the propane tanks be filled? The applicant suggested placing a bicycle rack on the neighboring property, which the applicant currently owns. The application has been referred to the Ulster County Planning Board.

**Mr. McGee moves to refer the application to the Zoning Board of Appeals for an area variance. Mr. Souto seconds. All ayes. Motion passes.**

**The board would like to communicate to the ZBA that they have met with the applicant several**

**times and the applicant has made requested changes. The board would also like to communicate to the ZBA that the long form has not yet been reviewed.**

*7. Site Plan/Change of Use*

*Commercial to residential*

PB18-25: 54-58 Main Street

Applicant: Robert Downs/Interzone

Zoning District: B-2

SBL: 86.143-1-12.100

0:00-0:00

Mr. Downs is changing his plans again and this item is being removed from the agenda.

*8. Site Plan/SUP*

*New construction of gas station and convenience store*

PB18-27: 76 North Chestnut Street

Applicant: Stewart's Shops Corp.

Zoning District: NBR

SBL: 86.26-2-34.100

7:52-8:00

Mr. Marshall approaches the board and gives an overview of the application. Mr. Marshall explains that he is here to request referral to the ZBA as they need a variance for what they are trying to accomplish. Four gas pumps, eight fueling positions, and a diesel fuel station that is not high volume. Two full access curb cuts, one on Chestnut and one on Henry W. Dubois. Mr. Souto raises the question of traffic flows and projections based on the new construction for Zero Place that will be directly across the street from this project. The applicant stated that Stewart's has a 65% pass-by association, meaning that 65% of the patrons of Stewart's are cars that are already on the road, not cars that are getting on the road solely to go to Stewart's. The applicant was encouraged to review the detailed traffic analysis of that intersection commission by the Village PB for Zero Place. The building will be a hardy board building. The Building Dept. asked about doing a red brick façade. The attorney comments state that as an unlisted action, a full EAF is recommended.

**Mr. McGee moves to refer PB18-27: 76 North Chestnut Street to the ZBA. Mr. Souto seconds. All ayes. Motion passes.**

***Administrative Business***

- *Approval of Minutes from September 4, 2018*

Mr. McGee moves to approve the minutes from the September 4th 2018 meeting. Chair Waltermaurer seconds. All ayes. Motion passes.

- *Referral of the NBR zoning changes from the Village Board*

Chair Waltermaurer gives an overview and requests that the board reviews the comments they had sent to the Village Board alongside the latest version of the code.

- *Meeting Overview for October 2, 2018*
- *"212. Zoning" Changes*
- *"Planning Seminar Series," on October 9, 2018*

***Adjournment***

Mr. McGee moves to adjourn. Mr. Souto seconds. All ayes. Motion passes.

The meeting adjourns at 8:10 PM.

Respectfully submitted by,

Ariana Basco

Assistant to the Mayor/Deputy Clerk