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Village of New Paltz Planning Board  
Regular Meeting of Tuesday, October 2, 2018  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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Present: Eve Waltermaurer, Chair  
Richard Souto  
Denis McGee  
Cody Schatzle

Absent: Tom Rocco, Alternate  
Noelle Kimble McEntee, Alternate  
Rick Golden, Planning Board Attorney

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

***Welcome***

7:01

Chair Waltermaurer opens the Planning Board meeting for October 2, 2018, and runs through the Agenda for the evening.

***Public Hearing(s)***

***1. 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

7:01-7:02

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB18-23, 91 Main Street, Beck. Mr. Souto seconds. 4 ayes. Motion carries.

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

No one from the public comes forward to speak.

***Application Review***

***1. 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

7:02-7:03

The Planning Board is still waiting for a determination from the UCPB.

***2. 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

7:03-7:12

Mr. Downs approaches the Board. Chair Waltermaurer describes the changes made to this application since it was initially submitted. As of his meeting, Mr. Downs plans to convert a total commercial space to a mixed use; commercial and 2 ADA apartments.

Per Cory Wirthmann, Code Enforcement Official, Mr. Downs must submit a clear parking plan to the Board as well as obtain a Special Use Permit.

Mr. Downs confirms that there no plans for exterior changes to the building. He does mention that there's an existing shed on site that should be removed.

Mr. Souto asks a question regarding the interior height of the structure.

Chair Waltermaurer asks about access to dumpster and location of propane tanks. Mr. Downs confirms that both are settled as they were used when Oasis was in operation, so nothing needs to be changed in that regard.

The Planning and Zoning Secretary will receive revised plans from Andy Willingham, Engineer, with parking designations as well as location of the shed Mr. Downs mentioned. The Planning and Zoning Secretary will also submit these revised plans to the UCPB for their determination.

Mr. Souto moves to open the Public Hearing for PB18-25, 54-58 Main Street, Downs on October 16, 2018. Mr. McGee seconds. 4 ayes. Motion carries.

***3. Site Plan***

*Removal of old shed, construction of new shed*

PB18-29: 6 Bonticou View Drive

Applicant: Robert Griffin

Zoning District: R-1

SBL: 78.86-2-20

7:12-7:14

Mr. Griffin approaches the Board. Chair Waltermaurer explains that the applicant would like to tear down an old shed and construct a new one.

Village attorneys have determined that this is a Type II under SEQRA and does not require UCPB review.

Mr. McGee moves to open a Public Hearing for PB18-29, 6 Bonticou View Drive, Griffin on October 16, 2018. Mr. Souto seconds.

### ***Administrative Business***

- *Approval of Minutes from September 24, 2018*

Mr. Souto moves to approve the September 24, 2018 Minutes. Mr. McGee seconds. Mr. Schatzle abstains. 3 ayes. Motion carries.

- *NBR Revision Discussion*

- The Village Board is waiting for comment from the Planning Board regarding proposed changes to the NBR District.
- Chair Waltermaurer makes a point of observing the fact that the original language in the New Paltz Village Design Standard seems to be specific to the time in which it was written, 1994. As such, the kind of changes the Village Board might impose should reflect the changing times and how the community has changed since then.
- The Board discusses the code's preoccupation with maintaining historical accuracy in the NBR. Chair Waltermaurer argues that the NBR district is not the same as Huguenot Street, Church Street, or Academy Street, and as such, imposing strict historical standards on new construction makes the Planning Board's job more difficult. While Chair Waltermaurer can understand respecting historical accuracy, she wonders if this part of the Village needs to be confined to the same guidelines as the aforementioned streets. Mr. Souto argues that there is a risk to not imposing historical guidelines given the distance to Huguenot Street. Mr. McGee notes the difficulty in determining historic aesthetic compatibility with commercial businesses, and worries it could discourage builders.
- Chair Waltermaurer takes issue with the language, "in accordance with adjacent structures," because: (1) It is a vague guideline that the Planning Board would struggle to enforce, and (2) Notes a possible typo, "All newly constructed buildings in the NBR district must be multi-story **or** mixed use." Chair Waltermaurer would like the Village Board to re-visit the use of the word "or," and determine if that is correct.
- The Planning Board seeks clarity as to whether or not (2ai) leads directly to (2b), as (2a) gives an exception for single-story, and it is not clear if that exception must be fulfilled in order to move to (2b). Can it be multi-story and non-mixed use? The Planning Board would hope to promote mixed use and residential units in the NBR.
- Chair Waltermaurer notes surprise regarding certain businesses that have not and will not be permitted in the NBR, including: commercial bakeries, bars or taverns, B&B facilities, car washes, funeral homes, hostels, laundries or dry cleaners, life care or retirement communities, motels, magazine stores, or outdoor commercial recreation. The Planning Board asks that the Village Board review Schedule A again.
- Regarding (5), principally permitted uses; the requirement of mixed use would appear to be in conflict with (2a). Chair Waltermaurer asks if there's a way of reaching a middle ground between what buildings can have multi-stories and no residential units. Could the Village provide an SUP option for those types of buildings so the Planning Board can make determinations as the

- applications appear? The Village Board should consider mechanisms to allow for multi-story commercial use, such as hotels or medical centers in the NBR.
- Mr. Souto notes a lack of guidance regarding requirements of residential development, i.e. an affordable housing requirement.
  - The Board discusses the allowable amount of stories to new buildings in the NBR. The original code allows for a maximum of 4 stories, the new draft allows for a maximum of 3. The Planning Board finds no issue with keeping the maximum at 4 stories without exceeding 50 ft. The Village Board should refer back to the original NBR code regarding number of stories.
  - Regarding new language around the allowance of rooftop decks, the Planning Board does not agree that the Village should be demanding such specific requirements, as the Village already has rules and ordinances that would enforce any illegal or disruptive behavior on any rooftop deck (or otherwise) within the Village. Mr. Souto notes that the amount of time being spent upon the consideration of rooftop decks is unnecessary and superfluous.
  - The Board notes the removal of no minimum acreage size within the code.
  - Mr. Souto makes a note regarding (11), requesting stronger language to explain, “Where appropriate and practical new development should create open spaces.” Perhaps clearer guidelines? However, (15) does have a fair amount of guidance, so when read together (11) is less vague.
  - Regarding (13), parking, the new NBR draft increases parking requirements. The Planning Board requests that the Village Board include clearer language regarding how to round (up or down) when it comes to parking spaces.

### ***Adjournment***

Mr. McGee moves to close the October 2, 2018 meeting. Mr. Souto seconds. 4 ayes. The meeting adjourns at 8:31 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary