



Village of New Paltz Planning Board
Regular Meeting of Tuesday, November 20, 2018
Village Hall - 7:00 PM
APPROVED MINUTES

Present: Eve Walter, Chair
Denis McGee
John Oleske
Cody Schatzle
Tom Rocco, Alternate
Noelle Kimble McEntee, Alternate

Absent: Rick Golden, Planning Board Attorney
William Murray, Village Board Liaison

Also Present: Alana Sawchuk, Planning and Zoning Secretary
KT Tobin, Village Board Liaison

Welcome

7:00

Chair Walter opens the November 20, 2018 meeting. Having no Public Hearings, opens Public Comment.

Public Comment (00 minutes)

No one from the public comes forward to speak.

Application Review

1. Site Plan/COU/SUP

Establishment of coffee shop and cereal café

PB18-32: 3A Church Street

Applicant: Melanie Caron

Zoning District: B-2

SBL: 86.143-1-6

7:00-7:08

Ms. Caron approaches the Board. Chair Walter asks for a summary of the project. The applicant plans to

open a cereal and coffee bar in New Paltz.

Chair Walter explains that the applicant is not making any physical changes to the site, but is appearing before the Board because she is making a COU requires an SUP.

This does not need to be referred to county and is classified as a Type II action under SEQRA.

Tom Rocco confirms with the applicant that there will be no cooking on site.

Chair Walter asks after any further comments from the Board. None.

Mr. Rocco moves to declare the application complete, Mr. McGee seconds. 6 ayes. Motion carries. Mr. McGee moves to open the Public Hearing for December 18, 2018 at 7 PM. Mr. Rocco seconds. 6 ayes. Motion carries.

2. Site Plan

New construction of commercial structure

PB18-19: 17 Academy Street

Applicant: Jack Gordon

Zoning District: B-2

SBL: 86.127-1-6

7:08-7:10

Mr. McGee moves to declare the Planning Board's intent to be the lead agency on this project. Mr. Schatzle seconds. 6 ayes. Motion carries.

3. 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

7:10-7:23

This application will not be fully discussed as the Applicant could not attend the meeting.

Chair Walter explains the purpose of the FEAF checklist and Type I SEQRA process with new Board members. Attorney Golden has volunteered to hold a teaching session regarding upcoming changes to SEQRA, especially because this application and two others have been classified as Type I.

Mr. Oleske expresses concern regarding increased traffic, water use, etc. He takes issue with Stewart's maintaining the argument that the amount of use at the new location will be the same as the old.

Mr. Rocco asks about what kind of food will be served at the new Stewart's. Eve explains that the applicant has again argued that it will be the same, but suggests that Mr. Rocco ask the applicant next time they appear.

Administrative Business

- *Approval of Minutes from November 8, 2018*

Mr. McGee moves to approve the November 8, 2018 Minutes. Mr. Schatzle seconds. 6 ayes. Motion carries.

- *Meeting Overview for December 4, 2018*

Adjournment

Mr. McGee moves to close the November 20, 2018 meeting. Chair Walter seconds. The meeting adjourns at 7:27 PM.

Respectfully submitted by,

Alana Sawchuk

Planning and Zoning Secretary