

Village of New Paltz Planning Board
Regular Meeting of Tuesday, March 5, 2019
Village Hall - 7:00 PM
APPROVED MINUTES

Present: Eve Walter, Chair
Denis McGee
John Oleske

Absent: Cody Schatzle
Tom Rocco, Alternate
Noelle Kimble McEntee, Alternate
Alana Sawchuk, Planning and Zoning Secretary

Also Present: William Murray, Village Board Liaison
Rick Golden, Planning Board Attorney
Alberta Shaw, Village Clerk

Welcome

7:00

Public Hearing(s)

1. Change of Use

Conversion of one downstairs room to a bedroom

PB19-01: 7 Lookout Avenue

Applicant: Mary Furey

Zoning District: R-2

SBL: 86.34-7-23

Mr. McGee moves to close the Public Hearing for PB19-01, 7 Lookout Avenue, Mary Furey. Mr. Oleske seconds. 3 ayes. Motion carries.

Public Comment (00 Minutes)

0:00-0:00

No one from the public comes forward to speak.

Application Review

1. Change of Use

Conversion of one downstairs room to a bedroom

PB19-01: 7 Lookout Avenue

Applicant: Mary Furey

Zoning District: R-2

SBL: 86.34-7-23

Ms. Mary Furey came to the table to discuss her application. Attorney Golden advised to remove the words, “and final sight plan” from #2 and leave “payment of fees.”

Mr. McGee moves to approve the Resolution for PB19-01, 7 Lookout Avenue, Mary Furey with the revisions suggested by Attorney Golden. Mr. Oleske seconds. 3 ayes. Motion carries.

2. Subdivision

Subdivide existing lot into 2 lots

PB18-31: 4 Grove Street

Applicant: Radi Serdah

Zoning District: R-2

SBL: 86.034-10-12

Mr. Serdah and another gentleman came to the table to discuss the application.

Mr. McGee moves to approve the findings in Resolution for PB18-31, 4 Grove Street, Radi Serdah. Mr. Oleske seconds. 3 ayes. Motion carries.

Mr. Oleske moves to file a negative declaration for PB18-31, 4 Grove Street, Radi Serdah. Mr. McGee seconds. 3 ayes. Motion carries.

Mr. McGee moves to approve the Resolution for PB18-31, 4 Grove Street, Radi Serdah. Mr. Oleske seconds. 3 ayes. Motion carries.

3. Pre-Application

Proposal for modification of Church St. Commons

PB19-02: 46 Church Street

Applicant: John Johnson

Zoning District: R-3

SBL: 86.34-5-21

Mr. Johnson came to the table to discuss his preliminary plans with the PB. It was pointed out that there would be 3 affordable housing units in the final revisions but parking would still be short by 4 spaces per the current village code. It may also require a variance due to the walkout basement being converted into the affordable housing units to be a 3 story building even though the height of the building would not change. The PB is looking forward to the final plans for this location.

4. 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

Mr. Chuck Marshall came to the table to discuss this application. There was new information as of today that will be sent to DOT for further review. The Planning Board would like to see the plans reflect how Tow-Rific will access their facility. Mr. Marshall requested that the Planning Board set a public hearing at the first April meeting of the Planning Board.

Mr. McGee moves to accept the plan as administratively complete and to set a public hearing for April 2, 2019. Mr. Oleske seconds. 3 ayes. Motion carries.

Administrative Business

- *Approval of Minutes from February 19, 2019*

Mr. Oleske moves to approve the February 19, 2019. Mr. McGee seconds. 3 ayes. Motion carries.

- *Revised Fee Schedule*

Mr. Oleske moves to submit the revised fee schedule to the Village Board. Mr. McGee seconds. 3 ayes. Motion carries. The Planning Board requested the revised fee schedule be sent to the Village Board with a note that they are recommending the fee schedule. They also want noted that the fee schedule may need to be revised again if Chapter 212 the section about the NBR in the Village Code Book is revised.

- *NBR Sign Revisions*

Chairperson Eve Walter read the following statement, “ Please allow this memorandum to serve as confirmation that the Village Planning Board supports proposed local law # __ of 2019 that would amend Village Code section 212-25(F)(5) to include the NBR Zone in the signage regulations set forth in said code provisions. We agree with the Board of Trustees that the existing NBR zoning regulations do not provide signage guidelines and it is most appropriate to maintain uniform signage requirements between the B-1, B-2, Gateway Business, P-B and NBR Districts. Thank you.”

Mr. Oleske moves to approve the NBR sign revisions. Mr. McGee seconds. 3 ayes. Motion carries.

Adjournment

The meeting adjourns at 8:09 PM.

Mr. McGee moves to adjourn the March 5, 2019 meeting of the Planning Board. Mr. Oleske seconds. 3 ayes. Motion carries.

Respectfully submitted by,

Alberta Shaw
Village Clerk