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Village of New Paltz Planning Board  
Regular Meeting of Tuesday, April 16, 2019  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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

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

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

***Welcome***

7:04

Chair Walter opens the regular meeting of the Planning Board for April 16, 2019.

***Public Comment***

7:05

No one from the public comes forward to speak.

***Application Review***

***1. 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

7:05-7:12

Mr. Chuck Marshall approaches the Board in order to discuss changes made to the plans that had been

previously recommended by the Planning Board. The building has been reoriented per comments made at the previous meeting. Truck routes in and out of the lot have been provided by the applicant. Maser Engineering will provide a revised letter and plans to be submitted to DOT in advance of a May 2019 Planning Board meeting (either 5/7 or 5/21). The landscaping will remain the same via comments from Village consultant, Eileen Travis. Mr. Marshall notes that the only revision remaining is a note regarding setbacks on the plans themselves.

Following that revision the current plans will be set to the UCPB for review. The Planning Board intends to complete SEQRA at the May 7, 2019 meeting.

Chair Walter remarks that Mayor Rogers has sent a letter to DOT advocating in favor of “road lines” at the site to improve traffic flow. Mr. Marshall explains that while Stewart’s will certainly assist with any traffic-related changes to the surrounding site per DOT comments, it will not be paying for those changes in their entirety. Chair Walter notes that the Planning Board is also not required to do what DOT recommends, i.e., if they would prefer the inclusion of a traffic light over road lines.

### *3. Site Plan*

*New construction of multi-use structure*

PB18-33: 24-26 Church Street

Applicant: John Johnson

Zoning District: B-2

SBL: 86.34-6-17.1

7:12-7:51

Mr. Andy Willingham approaches the Board. Mr. John Johnson is absent. The applicant provides the Board with a revised plan as well as revised EAF.

Mr. Willingham notes that the mixed use building currently being proposed will require a SUP. Chair Walter recommends that the Board review the uses allowed in B-2 under Schedule A, as any of those businesses could potentially operate out of this building.

The applicant will need to amend their application for a SUP for mixed use.

Other changes to the plan are as follows:

- We request that the Board consider the approval of a Special Use Permit for a “Mixed Use Building” and that any nonresidential uses (first floor) must be one of the permitted uses in the B-2 zoning district.
- The density table has been revised to 2,500 sf per nonresidential use (total of 7500 sf).
- The 5 yard front setback and 38 foot rear setback have been added to the plan. Side Yard setback per code is 0 feet, although we are providing 10 feet for the new building.
- The parking setback from a residential district is 10 feet. We placed that setback line on the plan. We rearranged the parking to include only 6 spaces in the 10 foot setback (for which a previous variance was granted). One parking space was lost. We will have a tree planted (and shown on the landscaping plan) between the 2 parking space area and 6 parking space area.
- We added signage restricting residential parking for the easternmost parking spaces (which are in the rear yard setback).
- We have revised the legend to indicate a minimum of 4 bicycle parking spaces per bike rack (2 bike racks - total of 8 spaces - 7 are required).

Regarding side yard setbacks, Attorney Torre notes that the code requires side yard setbacks to be 8 ft. or 0 ft., as such, the applicant needs to include that footage on the plan.

The Board discusses the number of available spots for residents, commercial employees, and future shoppers.

Attorney Torre notes that according to 212-46 the 10 ft. parking setback needs to be screened in with landscaping in order to create a barrier between the two districts (as one is business and the other is residential).

The Board discusses the changes made to EAF Part 1 and moves through Part 2 even though it will not be officially completed until they receive the storm water review and SHPO response.

#### Part 1

- D.2(a): Yes on excavation because of site work with additional details provided.
- D.2(j): Yes on substantial increase in traffic with additional details provided. Truck trips will depend on what the businesses will be on site. Chair Walter asks about how delivery trucks would work.
- Due to the location being classed as “archaeologically sensitive,” the applicant has submitted to SHPO for additional details and is awaiting their response.
- Mr. Oleske notes that the applicant forgot to include “Little Hands Daycare,” on nearby facilities serving children.

Attorney Torre asks if the Board still wants an independent storm water review. Chair Walter will look into potential consultants before deciding to submit.

#### Part 2

- Chair Walter expresses a concern about how wet it becomes around the sidewalk on Church Street. Mr. Willingham believes that to be due to how flat the area is, and notes that the construction of the project should mitigate the flooding in that area.
- Chair Walter asks Board if they have any further concerns regarding traffic. The Board concurs that the UCPB will bring it up if they’re concerned. An increase in traffic could depend on the retail use, which is why Chair Walter encourages the Board to review Schedule A in the B-2.

The most recent plans will be submitted to the UCPB. The Public Hearing for this project will be on May 7, 2019.

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

- *Approval of Minutes from April 2, 2019*

The April 2, 2019 Minutes will be considered at the May 7, 2019 meeting.

- *Discussion of 212-23*

Due to technical issues over the weekend Chair Walter did not receive notes from the Attorney on revising 212-23, however in order to prepare the Board for the discussion: 212-23 delineates which types of actions come to the Planning Board as opposed to solely being reviewed by the Building Inspector. Mr. Murray, Chair Walter, and Mr. Wirthmann have gone through it carefully and submitted their edits to the attorney for their review and comments. Key points are trying to avoid sending very small projects before the Board. An “expedited review” was proposed, in which the Chair and BI could discuss whether or not an application needs to go before the full Board. Waivers for certain elements of site plans was also discussed.

#### ***Adjournment***

Mr. McGee moves to close the April 16, 2019 meeting. Mr. Schatzle seconds. 5 ayes. The meeting adjourns at 7:57 PM.

Respectfully submitted by,  
Alana Sawchuk  
Planning and Zoning Secretary