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Village of New Paltz Planning Board  
Regular Meeting of Tuesday, June 18, 2019  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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

Absent:

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

***Welcome***

7:00

Chair Walter opens the Tuesday, June 18, 2019 meeting of the Planning Board.

***Public Comment (00 Minutes)***

7:00

No one from the public comes forward to speak.

***Application Review***

***1. Site Plan***

*New construction of deck*

PB19-06: 1 Orchard Lane

Applicant: Thomas Mulvihill

Zoning District: R-2

SBL: 86.42-4-23.100

7:01-7:02

As this application has been approved by the Zoning Board of Appeals for an Area Variance, the

Planning Board can move forward.

<b>Name</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chair <i>Eve Walter</i>	✓			
Member <i>Denis McGee</i>	✓			
Member <i>Cody Schatzle</i>	✓			
Member <i>John Oleske</i>				✓
Alternate <i>Tom Rocco</i>	✓			
Alternate <i>Noelle Kimble McEntee</i>	✓			
<b>Totals:</b>	<b>5</b>			<b>1</b>

With no further details to discuss, Mr. McGee moves to approve the Resolution for PB19-06, 1 Orchard Lane, Mulvihill. Mr. Schatzle seconds. 5 ayes. Motion carries.

*2. Site Plan/COU*

*Retail to restaurant*

PB19-09: 72-74 Main Street

Applicant: Kamran Khan

Zoning District: B-2

SBL: 86.143-1-15

7:03

As none of the requested documentation has been received and the applicant is not present, the project cannot be discussed further at this meeting.

*3. Site Plan/SUP/COU*

*Establishment of hostel*

PB19-12: 12 Plattekill Avenue

Applicant: Clare Hussain

Zoning District: B-2

SBL: 86.34-7-36

7:03-7:27

Mr. Andy Willingham appears before the Board on behalf of Ms. Hussain who could not attend the meeting. Ms. Hussain would like to continue running the restaurant on site (The Tearoom), but use the residential home as a “hotel.” The only exterior changes she plans to make is the removal of some of the planters in order to create more parking spaces.

According to the code, hotels need a minimum of 10 rooms. As the residential home only has 4, it cannot technically be classified as a “hotel,” and the Building Inspector ultimately declared it to be a “hostel,” even though that specific use (as detailed in the code) was not what the applicant had in mind. Chair Walter makes the case for the inclusion of an “inn” in the Village code.

The Board discusses the language surrounding the terminology in the code as it pertains to lodging in the Village.

Chair Walter makes it a point to discuss the presence of employees at both the restaurant and the proposed hostel. The Board agrees that restaurant employees cannot act in a dual capacity and request that the applicant submit a management plan.

The Board discusses issues raised by Attorney Golden:

- The applicant needs to submit an, “owner’s authorization for the building department file showing the LLC’s authorization of Claire Hussain to make the application.”
- The plan needs to “reflect setback lines,” and signage.
- The attorneys have requested “required bulk,” on the Zoning Information Table, but it was asked whether or not the Board could waive that requirement.

The Board discusses how parking would work between the restaurant and hostel. The Board agrees that people lodging on site would *need* to have parking available, more so than the restaurant.

#### *4. Site Plan*

*New construction of commercial structure*

PB19-11: 184 Main Street

Applicant: Violet Jamal

Zoning District: B-1

SBL: 86.34-11-06

7:27-8:10

Mr. Sam Dillehay for Alfandre Architecture speaks on behalf of the applicant, Violet Jamal. The applicant plans to build a 3 story building, with the 1<sup>st</sup> story being a restaurant and the 2<sup>nd</sup> and 3<sup>rd</sup> being a hotel. The submitted plan includes a rooftop deck, which would be available to hotel and restaurant patrons during business hours. Mr. Dillehay expresses an interest in bringing the, “architectural language of downtown New Paltz further up Main Street.” The hotel would have 12 rooms total and the restaurant would be able to seat 100 people. This building would require on-street parking to meet the requirements.

The Board asks how restaurant employees would move between the 1<sup>st</sup> floor and the rooftop deck. Mr. Dillehay confirms that some elements of the actual operations have yet to be determined. Applicant also confirms that the project will require a few variances.

The Board discusses issues raised by the attorney:

- As this has been declared an Unlisted action under SEQRA, the applicant will need to complete a full EAF.
- Restaurant use in this district will require an SUP.

Attorney Golden recommends that the applicant *thoroughly* review the code in order to better understand the requirements.

Chair Walter suggests that the applicant meet with the Historic Preservation Committee for a cursory review in order to discuss different aesthetic options for the project.

The applicant will need to provide plans regarding how the building will be powered.

#### 5. 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

8:11-8:42

Mr. Andy Willingham and Mr. John Johnson approach the Board. The applicant summarizes what's changed since they were last in attendance. The applicant has addressed all of Hudson Land Design's comments and received a "No Impact," determination from SHPO. They also completed an archaeological review, which was also determined to be, "No Impact." The applicant has submitted new lighting plans and a truck turning layout as requested.

The Board does not believe the applicant needs to submit a formal traffic review, nor is it a requirement of the UCPB.

The applicant discusses the size and location of signage as well as comments from the Shade Tree Commission.

Attorney Golden advises the applicant to seek comment from CEO, Cory Wirthmann regarding "dense planting," acting as a division between districts.

Per Attorney Golden's request, the Board makes an informal determination regarding recommendations from the UCPB. The Board does not plan to override the lighting requirements, but will override signing, architecture, and building elevation recommendations.

The Board moves to complete SEQRA and makes minor corrections on Part 2 of the FEAF:

- 5. Impact on Flooding: **No**
- 10. Impact on Historic and Archaeological Resources: **No**
- 13. Impact on Transportation: **Yes**
  - a. Projected traffic increase may exceed capacity of existing roadwork: **No, or small impact may occur**
  - b. The proposed action may result in the construction of paved parking area for 500 or more vehicles: **No, or small impact may occur**
  - c. The proposed action will degrade existing transit access: **No, or small impact may occur**
  - d. The proposed action will degrade existing pedestrian or bicycle accommodations: **No, or small impact may occur**
  - e. The proposed action may alter the present pattern of movement of people or goods: **No, or small impact may occur**

Chair Walter requests a motion to make a Determination of Significance. Mr. McGee moves to make a Negative Declaration. Mr. Schatzle seconds. 6 ayes. Motion carries.

The Board authorizes the attorney to draft a Resolution of Approval in advance of the July 16, 2019 meeting, and request that it include explicit language regarding stormwater management.

Mr. McGee moves to override the county's required, "path or sidewalk," connecting employee parking to the building as well as a rendering of building elevations. Mr. Schatzle seconds. 6 ayes. Motion carries.

The Board will need the size of each apartment in order to determine recreation fees.

#### *6. 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

8:43-9:08

Mr. Chuck Marshall approaches the Board and discusses the meeting between DOT, the Village, and Stewart's. Stewart's has adjusted the plans to accommodate DOT requirements as well as revised NBR standards as suggested by the UCPB. Stewart's has approached Empire Trail in order to receive funding for traffic signalization construction.

The Board refers recent revisions back to the Historic Preservation Commission as well as the UCPB.

The applicant needs to ask for a waiver from the SWPPP requirement pursuant to Village Code.

The Board moves to complete SEQRA and make minor corrections to Part 1 and 2 of the FEAF:

- 1. Impact on Land: **Yes**
  - a.-g.: **No, or small impact may occur**
- 4. Impact on Groundwater: **Yes**
  - a.-g.: **No, or small impact may occur**
- Part 1 (D.2.)(c.) was missing elements.

The Board received a memorandum concerning necessary revisions of Part 2 to the FEAF and hereby adopt those changes. Mr. McGee moves, Mr. Schatzle seconds. 6 ayes. Motion carries.

Chair Walter requests a motion to make a Determination of Significance. Mr. McGee moves to make a Negative Declaration. Mr. Schatzle seconds. 6 ayes. Motion carries.

Mr. Marshall plans to attend the July 16, 2019 meeting.

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

- *Approval of June 4, 2019 Minutes*

Mr. Oleske would like the Minutes to reflect that Mr. Viglis' application for 51 Main Street does not say that it's owned by an LLC. Mr. McGee moves to approve the Minutes as amended, Mr. Schatzle seconds. 6 ayes. Motion carries.

- *Discussion of 212-23*

***Adjournment***

Mr. McGee moves to close the meeting for June 18, 2019. Mr. Schatzle seconds. 6 ayes. The meeting adjourns at 9:10 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary