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Village of New Paltz Planning Board  
Regular Meeting of Tuesday, July 2, 2019  
Village Hall - 7:00 PM  
**APPROVED MINUTES**

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

Absent: Eve Walter, Chair  
Noelle Kimble McEntee, Alternate  
William Murray, Village board Liaison

Also Present: Rick Golden, Planning Board Attorney  
Alana Sawchuk, Planning and Zoning Secretary

***Welcome***

7:00

Mr. Denis McGee acts as Chair in lieu of Chair Walter's absence and opens the Regular Meeting of July 2, 2019.

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

7:00

No one from the public comes forward to speak.

***Application Review***

***1. Site Plan/COU***

*Establishment of home business*

PB19-13: 7 Taylor Street

Applicant: Valentina Suarez

Zoning District: R-1

SBL: 86.26-2-38

7:00-7:08

Mr. and Mrs. Suarez approach the Board in order to summarize their project. The couple would like to run a custom framing business out of their house. No construction is planned; it is merely a Change of Use from residential to commercial.

Cody Schatzle arrives at 7:01 PM.

The applicant provides visuals of the office and signage. Mr. Oleske asks how customers would enter the premises. The applicants confirm no separate business entrance; clients would enter in the front. Mr. Rocco asks if this project would create traffic on a residential street. Applicant explains that it is largely by appointment, so the traffic would be minimal. They plan to only be open from 12-4 PM.

The Board agrees that this business will have a minimal impact on the area.

Mr. McGee requests a motion to classify this application as a Type II action under SEQRA, with no referral to the UCPB required. A Public Hearing will be set for July 16, 2019 at 7 PM. Mr. Rocco moves, Mr. Schatzle seconds. 4 ayes. Motion carries.

## *2. Amended Site Plan/SUP*

*Re-approval of mixed use building*

PB19-10: 51 Main Street

Applicant: Dimitri Viglis

Zoning District: B-2

SBL: 86.143-1-9.200

7:09-7:32

Mr. Rich Miller and Mr. Dimitri Viglis approach the Board and explain their revisions to the plans. A specific use has now been included, namely first floor retail (“jewelry store”), among a few other details.

Mr. McGee confirms use of three floors. Basement will be storage, first floor will be retail (“jewelry store”), second floor will be office space (two offices), and residential will be on the third.

Mr. Oleske asks about a note on the plans regarding permitted mix use.

Attorney Golden explains that they need an SUP because it is a mixed use building. Regarding the two offices on the second floor, the Attorney wants to know if they’re sharing a common entranceway and utilities. The applicant confirms that, no, there are two separate entrances and the offices won’t be sharing utilities. Therefore, it is not a shared office space, and does not need an SUP for this use (only an SUP for the mixed use building).

Attorney Golden notes the following:

- Why does the applicant believe that county referral is required? Mr. Miller believes that the note on the EAF was a mistake. The Attorney concurs that it does not need to go to county.
- The Board needs to make a motion to classify this as a Type II action under SEQRA.
- With respect to signs, there is a code requirement that needs size and location of each sign drawn on plans. Mr. Oleske confirms that those drawings do appear on the revised plans. Attorney Golden confirms that the plans need to include the specific size of *each* sign (location and dimensions).

- The applicant has a lot area of 2,614 sq. ft., and the code requires a minimum of 10,000 sq. ft. for their proposed use. The previous variance that granted this needs to be reapproved.

Attorney Golden finds that the proposed building uses comply with the district but not with the lot size, which is why they need to seek the Area Variance. The Public Hearing with the Planning Board will be held after the applicant completes their time with the Zoning Board.

Mr. Oleske asks about the issue regarding 100% lot coverage. Mr. Miller confirms their proposal of 20% permeable surface on the lot. Mr. Oleske wants to ensure that the work needed to change the permeability will be undertaken correctly.

Mr. Miller briefly explains the history of the lot having 100% coverage, which means the lot has never fully dealt with drainage at the site. Mr. Miller expands on how the lot will achieve further permeable surface.

Attorney Golden explains that a condition can be included within the Resolution, in order to ease Mr. Oleske's concern, "that the permeable pavers noted on the plan must be in place in accordance with the plans and functional before a certificate of occupancy can be issued for any of the building uses."

Mr. Oleske asks about the removal of the construction shed, as well as maintenance of the back of the building.

The applicant will go before the Zoning Board and return to the Planning Board once their review has been completed.

Mr. Rocco moves to classify this application as a Type II action under SEQRA, with no need to be referred to the UCPB. Mr. Oleske seconds. 4 ayes.

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

- *Approval of June 18, 2019 Minutes*

Mr. Rocco moves to approve the June 18, 2019 Minutes. Mr. Oleske seconds. 4 ayes. Motion carries.

#### ***Adjournment***

Mr. Rocco moves to close the July 2, 2019 meeting. Mr. Oleske seconds. 4 ayes. The meeting adjourns at 7:33 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary