



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

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

Absent: Cody Schatzle
Noelle Kimble McEntee, Alternate

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 Regular meeting of the Planning Board for July 16, 2019.

Public Hearing(s)

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

7:00-7:11

Ms. Carol Ward comes forward to speak in objection to the approval of a business in a residential area.

Ms. Claudia Battaglia comes forward to speak in favor of the project.

Mr. Suarez comes forward to speak further regarding his wife's project and to address concerns put forward by Ms. Ward (namely an increase in traffic or neighborhood disruptions).

Chair Walter reads from two letters submitted by Mr. David Shepler and Mr. Richard Eisenberg in support of the project.

Mr. McGee moves to close the Public Hearing for PB19-13, 7 Taylor Street, Suarez. Mr. Rocco seconds. 4 ayes. Motion carries.

Public Comment (16 Minutes)

7:12-7:28

Mr. Chris White, a resident of the adjacent residential community (Town & Country), comes to speak in opposition to the proposed project at 3 Main Street (PB19-16).

Ms. Charlotte Moss, a resident of the adjacent residential community (Town & Country), comes to speak in opposition to the proposed project at 3 Main Street (PB19-16).

Ms. Jillian Duffield, a resident of the adjacent residential community (Town & Country), comes to speak in opposition to the proposed project at 3 Main Street (PB19-16).

Attorney Gary Goldstein comes to speak on behalf of Mr. Kenan Porter, the applicant for PB19-16, in response to the concerns raised by previous speakers.

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

7:29-7:39

Mr. Suarez and Mrs. Suarez come before the Board. The Board addresses a comment made during the Public Hearing regarding traffic or neighborhood disturbance that could result from approving this project.

Mr. Oleske does not find this project to be especially disruptive.

Mr. Rocco explains his understanding of the project being referred to as a "gallery." He had been under the impression that it was simply a "by appointment," framing business. Mrs. Suarez explains that the goal is to move the business into a retail space at a later date and confirms that it will be, "appointment only."

Attorney Golden makes a note regarding only one other use in a residential space, so if their sign says “framing” and “art gallery,” this could be misconstrued. Chair Walter will remove the word “gallery” from the Resolution.

Mr. McGee moves to approve PB19-13, 7 Taylor Street, Suarez. Mr. Rocco seconds. 4 ayes. Motion carries.

Name	Ayes	Nays	Abstain	Absent
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>				✓
Totals:	4			2

2. Site Plan

Construction of new deck

PB19-15: 43 Millrock Road

Applicant: Peter Calandra

Zoning District: R-2

SBL: 86.128-1-5

7:39-7:42

Mr. and Ms. Calandra approach the Board. Chair Walter explains that the applicants intend to construct a new deck. PB19-15 is classified as a Type II action under SEQRA with no referral to county required.

No further comments from the Board.

Mr. Calandra asks a question about constructing a retaining wall at a later date.

Mr. McGee moves to set a Public Hearing for August 6, 2019 at 7 PM. Mr. Rocco seconds. 4 ayes. Motion carries.

3. Amended Site Plan

Parking lot expansion

PB19-16: 3 Main Street

Applicant: Kenan Porter

Zoning District: G
SBL: 86.0033-2-7.1
7:42-8:11

Attorney Goldstein and Mr. Porter approach the Board. Chair Walter explains the two elements of this project: (1) expansion of parking lot by adding 8 spaces; (2) inclusion of private meter for paid parking.

Mr. Porter explains that he was not trying to override the Board by putting in spaces without a permit when he was approached by the Building Inspector prior to submitting his application.

Chair Walter asks if the spots are still necessary if the paid parking is approved, as the concern for not having enough parking for the business would be mitigated if the lot will require a fee.

Mr. Porter does not believe that the 8 additional spots will create a large impact on the area, and believes that even with the paid parking, there will still be an issue with people parking in the lot that are not patronizing the business (Gilded Otter).

Chair Walter explains that in this district (G), they are allowed to have 100% lot coverage. This is also an Unlisted action under SEQRA, which gives the Board a choice of allowing the SEAF or FEAF.

Mr. Oleske clarifies the location of the proposed spots and asks if there is a better way of screening the residential community from the spaces or limiting those spaces to "Employees Only." Mr. Porter is amenable to the suggestion of keeping those spaces for employees only.

Mr. Rocco asks how much of the buffer between the end of Mr. Porter's lot and the beginning of Town & Country is the applicant's or the resident's. Mr. Porter confirms that it is largely owned by Town & Country.

Mr. McGee doesn't feel the same amount of concern with this project and suggests the inclusion of a fence as opposed to trees.

Mr. McGee is fine with the SEAF, while Mr. Rocco would feel more comfortable with a FEAF in order to ensure less of an impact on the residents of the condominiums. Mr. Oleske feels that a more complete set of plans would not require the FEAF. Chair Walter agrees with Mr. Oleske. If the applicant can submit a fuller and more detailed set of plans, the Board will be more comfortable moving forward with a SEAF. Chair Walter makes a final point addressing fire department access into that lot, per the New Paltz Fire Chief's concerns.

4. 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

8:11-8:43

Mr. Willingham and Mr. Johnson approach the Board. Chair Walter explains there were some minor changes made to the plans, as well as a discussion between the applicant and Building Inspector regarding the need for an ADA compliant unit, which has caused the applicant to move a residential unit downstairs as opposed to all residential units being located upstairs.

Chair Walter discusses designated parking for residents/employees.

The Board discusses signage.

Attorney Golden explains that the applicant is required to show the specific location and size of signs *on* the site plan itself. The “notes” included on the current plans in lieu of a visual representation of signage are not in accordance with the code.

Mr. Oleske asks a question about the removal of trees currently on the property.

Chair Walter asks a question regarding a note made in the Draft Resolution about various Historic commissions (state and local). Attorney Golden has suggested a new condition based on recent HPC comments concerned with building materials and paint colors. Chair Walter does not want the issuance of the building permit to be restricted based on paint color, but just wants to be sure the applicant will adhere to suggestions made by the HPC. The Board concurs that any aesthetic choices the applicant will make that fits within the HPC recommendation is also made with approval by the Planning Board.

As the Planning Board has voted to override some of the recommendations made by the UCPB, Attorney Golden explains that a reason for those overrides is required to be sent back to the UCPB:

- Inclusion of a sidewalk: The Planning Board finds that the existing site plan gives adequate, safe walkways for pedestrians using the property without the addition of another walkway.
- Rendering for building elevations: Renderings as shown to the Planning Board were deemed sufficient in ensuring them that the proposed project fits within the character of the neighborhood.

The Board discusses the determination of recreation fees and proposed signage.

5. 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

8:43-9:00

Mr. Chuck Marshall approaches the Board. Chair Walter clarifies that she will be writing a letter to DOT regarding most recent plans. Mr. Marshall plans to have final plans submitted by July 29, 2019.

No real changes to the landscaping plans commented upon by Eileen Travis. SWPPP has not yet been received because grading plans have not yet been completed by the applicant. Mr. Marshall plans to reach out to the Village Superintendent tomorrow.

The Board discusses the use of digital lighting. Code Enforcement Official Cory Wirthmann says “internally illuminated” lights are not permitted. The signage currently being proposed by the applicant is internally illuminated. Additionally, the red and green lights pose a problem for the incoming traffic light. Applicant is advised to speak further with Mr. Wirthmann.

The applicant discusses the UCPB request for electric vehicle charging (and the current infeasibility due to technology and market demand).

The Board discusses adjustments to parking due to a closeness with an adjoining property.

Attorney Golden comments on two changes that need to be made to the plans: (1) on S-2, “15 ft. minimum” needs to be changed to “15 ft. maximum;” (2) location and dimensions of signs need to be pictured on plans.

The Board votes to agree upon the following recommendations from the UCPB:

- Continue to work with DOT: 4 ayes.
- Upgrade existing sidewalks along Rt. 32: 4 ayes.

The Board votes to override the following recommendation:

- Grading, drainage, and sediment and erosion details: 4 ayes to override a referral back to the UCPB after providing drainage information to the Planning Board.

6. Site Plan/SUP

Establishment of hostel

PB19-12: 12 Plattekill Avenue

Applicant: Clare Hussain

Zoning District: B-2

SBL: 86.34-7-36

9:01-9:07

Mr. Willingham and Ms. Hussain approach the Board. Ms. Hussain provides the Board with requested documentation confirming she is the controlling party (60%) in the LLC.

The Board discusses changes to parking, specifically inclusion of “Guest Only” parking. Mr. Willingham will also include setbacks on revised plans.

Mr. Oleske asks about the submitted staff management plan.

Mr. McGee moves to set a Public Hearing for August 6, 2019. Mr. Rocco seconds. 4 ayes. Motion carries.

Mr. Johnson appears back before the Board at 9:07 PM regarding sign dimensions. Hand drawn on available elevation plans and signed July 16, 2019 in the presence of Board members.

Chair Walter moves to approve the Resolution for PB19-12 pending requested changes and additional documentation discussed and submitted at July 16, 2019 meeting. Mr. McGee seconds. 4 ayes. Motion carries.

Name	Ayes	Nays	Abstain	Absent
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>				✓
Totals:	4			2

Administrative Business

- *Approval of July 2, 2019 Minutes*

Mr. McGee moves to approve the July 2, 2019 Minutes. Mr. Rocco seconds. 4 ayes. Motion carries.

- *T/A Request to Close Letter*

Mr. McGee moves to approve the closure of T/A #75 and #76. Mr. Rocco seconds. 4 ayes. Motion carries.

Adjournment

Mr. McGee moves to close the meeting, Mr. Rocco seconds. 4 ayes. The meeting adjourns at 9:12 PM.

Respectfully submitted by,

Alana Sawchuk
 Planning and Zoning Secretary