



Village of New Paltz Planning Board
Regular Meeting of Tuesday, August 6, 2019
Village Hall - 7:00 PM
APPROVED MINUTES

Present: Eve Walter, Chair
Denis McGee
John Oleske
Cody Schatzle
Noelle Kimble McEntee, Alternate
Tom Rocco, 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 regular meeting of the Planning Board for August 6, 2019.

Public Hearing(s)

1. Site Plan

Construction of new deck

PB19-15: 43 Millrock Road

Applicant: Peter Calandra

Zoning District: R-2

SBL: 86.128-1-5

7:00-7:01

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB19-15, 43 Millrock Road, Calandra. Mr. Schatzle seconds. 4 ayes. Motion carries.

Ms. McEntee arrives at 7:01 PM.

2. Site Plan/SUP

Establishment of hostel

PB19-12: 12 Plattekill Avenue

Applicant: Clare Hussain

Zoning District: B-2

SBL: 86.34-7-36

7:01

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB19-12, 12 Plattekill Avenue, Hussain. Mr. Schatzle seconds. 5 ayes. Motion carries.

Public Comment (7 Minutes)

7:01-7:08

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

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

Mr. Oleske arrives at 7:06 PM.

Application Review

1. Site Plan

Construction of new deck

PB19-15: 43 Millrock Road

Applicant: Peter Calandra

Zoning District: R-2

SBL: 86.128-1-5

7:08-7:09

Mr. and Mrs. Calandra approach the Board. Chair Walter proceeds to the drafted Resolution.

Mr. McGee moves to approve PB19-15, 43 Millrock Road, Calandra. Mr. Schatzle seconds. 6 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:	5			

2. *Site Plan/SUP*

Establishment of hostel

PB19-12: 12 Plattekill Avenue

Applicant: Clare Hussain

Zoning District: B-2

SBL: 86.34-7-36

7:09-7:12

Mr. Willingham approaches the Board on behalf of Ms. Hussain and has no concerns regarding the drafted Resolution. Attorney Golden makes one minor change under “Identification of the Plans & Submittals,” noting that the plan being approved is dated 7/30 and not 7/26.

Chair Walter proceeds through the drafted Resolution including the specific conditions granted with approval of the Special Use Permit.

Mr. McGee moves to approve PB19-12, 12 Plattekill Avenue, Hussain. Mr. Schatzle seconds. 6 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:	5			

3. Site Plan

New construction of commercial structure

PB19-11: 184 Main Street

Applicant: Violet Jamal

Zoning District: B-1

SBL: 86.34-11-06

7:13-7:24

Mr. Sam Dillehay, Architect, and others on behalf of the applicant approach the Board. Chair Walter explains that the applicant has met with the HPC and requests that the applicant summarize their changes.

The applicants plan to, “embrace the 19th century masonry consistent with the aesthetic of the Village.” Mr. Dillehay notes that the HPC comments were largely positive. Ms. McEntee asks if the current plans before the Board are the ones that would be implemented. Mr. Dillehay confirms that they would be, barring any changes requested by the Zoning Board of Appeals.

Chair Walter explains that the Board will make a referral to the Zoning Board of Appeals along with comments from the HPC.

Attorney Golden explains that the requested Use Variance is legally very difficult to obtain. He also goes on to note that the Planning Board cannot fully comment on this project at this time due to the nature of the Zoning Board process when it comes to granting an Area or Use Variance. While the Planning Board might find the project appropriate from a Site Plan perspective, it has no relevance as to whether or not the Zoning Board will grant the requested variances under the very different tests that govern the ZBA’s actions. If the ZBA were to request input from the Planning Board, the Planning Board would respond as to the site plan aspects at issue to assist the ZBA in potentially fashioning conditions to its determinations.

4. Amended Site Plan

Parking lot expansion

PB19-16: 3 Main Street

Applicant: Kenan Porter

Zoning District: G

SBL: 86.0033-2-7.1

7:24-7:56

Mr. Kenan Porter approaches the Board. Chair Walter asks Attorney Golden about a public comment regarding the necessity of a “qualifying firm,” creating plans submitted to the Planning Board. Chair Walter goes on to explain that the Code Enforcement Official felt that the most recently submitted plan was enough for him to write up a Zoning Code Review. Attorney Golden will look into this qualification further.

The most revised plan includes the location of the entrances and exits as well as the inclusion of a fence. No further buffering or landscaping has been added, and the new spaces would be for employees only. Mr. Rocco expresses concern about the lack of a buffer given concerns from neighbors. The applicant responds that 0.5 acres of buffer space already exists and could be considered significant. The applicant has also offered to plant 8 more trees and will not include more lighting.

Chair Walter explains that if trees are being planted they need to appear on the plan.

Attorney Golden elaborates on the role of the Planning Board, e.g., while it can be preferable to compromise with applicants on projects, it is not a legal requirement of the Planning Board to do so. The Planning Board has a role in ensuring that the Zoning Code is properly followed as to site plans and to exercise their discretion when needed.

Mr. Oleske asks a question regarding the fence and expresses a preference for a plan from a qualified firm.

Mr. Porter will not be putting the trees on the plan.

Chair Walter asks the Board if they want more buffering or landscaping. Ms. McEntee comments on the permanency of a site plan change regardless of property owner. The trees need to be on the plan in order for her to feel comfortable considering it. Mr. McGee is fine with the project but would like the trees to appear on the plan.

Mr. McGee moves to set the Public Hearing for August 20, 2019 at 7 PM. Mr. Schatzle seconds. 6 ayes. Motion carries.

Prior to Unlisted with county referral required. Town of New Paltz required to get notice of PH.

Administrative Business

- *Approval of July 16, 2019 Minutes.*

Mr. Rocco moves to approve the July 16, 2019 Minutes. Mr. McGee seconds. 6 ayes. Motion carries.

- *Discussion of 212-23*

Chair Walter discusses suggested changes to 212-23, particular in relation to the revision that would allow the Code Enforcement Official to recommend a waiver to the Planning Board for full applications or application elements. Mr. McGee moves to refer the changes as made to the Village Board for review. Mr. Schatzle seconds. 6 ayes.

Adjournment

Mr. McGee moves, Mr. Schatzle seconds. 6 ayes. The meeting adjourns at 8:11 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary