



Village of New Paltz Planning Board  
 Regular Meeting of Tuesday, August 20, 2019  
 7:00 PM at Village Hall  
***APPROVED MINUTES***

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

Absent: Noelle Kimble McEntee, Alternate

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

***Welcome***

7:01

Chair Walter opens the regularly scheduled August 20, 2019 meeting of the Planning Board.

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

7:02

No one from the public comes forward to speak.

***Application Review***

***1. Site Plan***

*New construction of gas station and convenience store*

PB18-27: 76 N. Chestnut Street

Applicant: Stewart's Shops Corp.

Zoning District: NBR

SBL: 86.26-2-34.100

7:02-7:11

Mr. Chuck Marshall approaches the Board. The applicant has met with a neighbor regarding the inclusion of a fence along the south side of the property. This inclusion will be added to the Resolution. The landscaping consultant is fine with the plans as they are.

The Village Superintendent has received the request for the SWPPP waiver, but has not yet reviewed it. The plans cannot be signed until it's received.

The applicant finds no other issues with the Resolution as drafted. Chair Walter proceeds with reading specific conditions.

John Oleske arrives at 7:06 PM.

Mr. Schatzle moves to approve the PB18-27 Resolution as amended. Mr. Rocco seconds. 4 ayes. Motion carries.

<b>Name</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chair <i>Eve Walter</i>	✓			
Co-Chair <i>John Oleske</i>	✓			
Member <i>Cody Schatzle</i>	✓			
Member <i>Denis McGee</i>				✓
Alternate <i>Tom Rocco</i>	✓			
Alternate <i>Noelle Kimble McEntee</i>				
<b>Totals:</b>	4			

## *2. Amended Site Plan/SUP*

*Mixed use building*

PB19-10: 51 Main Street

Applicant: Dimitri Viglis

Zoning District: B-2

SBL: 86.143-1-9.200

7:12

Should the applicant's project be approved by the Zoning Board of Appeals at their September 10, 2019 meeting, the applicant will be able to move forward with the Planning Board. As such, the Planning Board moves forward with setting the Public Hearing for PB19-10.

Mr. Schatzle moves to set a Public Hearing for PB19-10, 51 Main Street, Viglis, on September 17, 2019 at 7:00 PM. Mr. Rocco seconds. 4 ayes. Motion carries.

### ***Administrative Business***

- *Approval of August 6, 2019 Minutes*

Mr. Schatzle moves to approve the August 6, 2019 Minutes. Mr. Rocco seconds. 4 ayes. Motion carries.

- *UCPB: New Paltz Veterans Cemetery*

Representatives of Ulster County come forward to discuss a project regarding a proposed expansion of a pre-existing cemetery (New Paltz Rural Cemetery) in order to establish a larger Veterans Cemetery. Denis McGee arrives at 7:15 PM. In addition to the UCPB, an advisory committee of veterans have been assisting with aesthetics and other ceremonial matters. The proposed field located along Plains Rd. is split between the Village and the Town, so the county will be consulting with the Town as well. As lead agency regarding SEQRA, the UCPB would be coordinating the review. There is a maintenance agreement being established with the New Paltz Rural Cemetery. A Phase I archaeological survey will be conducted. The area could expect some additional traffic, but it's not necessarily peak traffic, except for military holidays. Ulster County is not proposing to do a traffic analysis unless required by other involved entities. The Planning Board will conduct a "Balance of Public Interest," test in lieu of traditional Site Plan Review. At the Planning Board Chair's request, the Village Board will discuss whether or not they are comfortable with the Planning Board making that determination.

- *New Paltz Town and Village Complete Streets Training Day (Monday, September 30, 9:30-3:00 PM)*
- *NYPF Planning and Zoning Fall Seminars*

### ***Adjournment***

Mr. McGee moves to close the August 20, 2019 meeting, Mr. Schatzle seconds. The meeting adjourns at 8:23 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary