



Village of New Paltz Planning Board
 Regular Meeting of Tuesday, September 3, 2019
 7:00 PM at Village Hall
APPROVED MINUTES

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

Absent: Don Kerr, Environmental Policy Board Liaison
 Rick Golden, Planning Board Attorney

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

Welcome

7:00

Chair Walter opens the regularly scheduled meeting of the Planning Board for September 3, 2019.

Public Comment (00 Minutes)

7:00

No one from the public comes forward to speak.

Application Review

1. Site Plan/COU

1-Family to 2-Family; Res. construction

PB19-18: 4 Oakwood Court

Applicant: Noa Simons

Zoning District: R-2

SBL: 86.34-8-22

7:01-7:07

Ms. Simons' architect approaches the Board as a representative of the applicant and summarizes the project. The applicant is planning to construct an addition on the rear of the house as well as a legalization of the mother-daughter apartment that currently exists on the property (all county data has it listed as single family). This application needs to be forwarded to the ZBA because it is encroaching on a rear yard setback and exceeding the minimum lot size.

There are no further comments from the Board.

Chair Walter requests a motion to declare the application complete, a Type II action under SEQRA, and exempt from county referral. Mr. McGee moves, Mr. Schatzle seconds. 5 ayes. Motion carries.

The applicant will return for final Planning Board approval should their variance requests be granted by the ZBA.

2. Site Plan/SUP/COU

Coffee shop to Restaurant

PB19-19: 58 Main Street

Applicant: Robert Downs

Zoning District: B-2

SBL: 86.143-1-12.100

7:07-7:21

Mr. Robert Downs approaches the Board and explains that he seeks to convert the building from a coffee shop to a restaurant that will serve, "standard European cuisine." There are no plans to make any external changes to the building.

Chair Walter inquires about the ventilation for kitchen equipment that will be installed. Mr. Downs explains that the building included a kitchen at one point in the past, as such there is pre-existing space for ventilation. A minor correction: Cory Wirthmann, CEO felt that this application did not require a SUP but was only a COU.

Mr. Oleske asks for further details about the menu strictly out of curiosity, as well as designated parking for the restaurant.

Chair Walter asks about additional work being performed on site for previous approvals and asks if there are plans for outdoor seating for the restaurant. Mr. Downs does not believe so.

Ms. McEntee asks about available storage space. Mr. Downs confirms the existence of a large basement for storage.

Chair Walter asks that if the applicant intends to include more signage to inform the CEO and the Board.

Chair Walter requests a motion to declare the application complete, a Type II action under SEQRA, as

exempt from county referral, and to hold a Public Hearing on September 17, 2019 at 7 PM. Mr. Schatzle moves, Mr. Rocco seconds. 5 ayes. Motion carries.

Administrative Business

- *Approval of August 20, 2019 Minutes*

Mr. McGee moves to approve the August 20, 2019 Minutes, Mr. Schatzle seconds. 5 ayes. Motion carries.

- *Recognizing Habitats: A Field Workshop for Municipal Officials: Friday, September 6, 2019*
- *New Paltz Town and Village Complete Streets Training Day Reminder: Monday, September 30 (9:30-3:00 PM)*

Chair Walter asks that if any Planning Board member attends this training to be able to summarize at the October 1, 2019 meeting.

Adjournment

Mr. McGee moves to close the September 3, 2019 meeting. Mr. Schatzle seconds. 5 ayes. The meeting adjourns at 7:23 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary