



Village of New Paltz Planning Board
 Regular Meeting of Tuesday, October 15, 2019
 7:00 PM at Village Hall
APPROVED MINUTES

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

Absent: Noelle Kimble McEntee, Alternate
 Rick Golden, Planning Board Attorney
 Don Kerr, EPB Liaison

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

Welcome

7:00

Chair Walter opens the regularly scheduled Planning Board meeting for Tuesday, October 15, 2019.

Public Hearing(s)

1. Change of Use

2-Family to 1-Family

PB19-21: 9 Grove Street

Applicant: Patrick Hashmall

Zoning District: R-2

SBL: 86.034-9-5.1

7:00-7:24

Ms. Christine Marmo (8 Prospect Street) expresses concern about the lack of owner-occupied housing in

the Village.

Mr. Eugene Heath (19 Grove Street) expresses confusion as to the nature of the conversion as well as a concern regarding the lack of owner-occupied properties on Grove Street.

A member of the public comes forward to speak on behalf of Mr. Thomas Olsen (6 Grove Street), who submitted a letter prior to the meeting, expressing similar concerns of additional rental properties with limited oversight.

Karen Fairweather (16 Grove Street) comes forward to speak on behalf of Mr. Peter Fairweather who submitted a letter prior to the meeting regarding the lack of owner-occupied property.

Before the applicant in question comes forward for review, Chair Walter addresses public concern by elaborating on the Planning Board's role in project review; namely that substantial changes to housing standards insofar as they are related to Village codes should be discussed by the Board of Trustees. As such, the Planning Board does recommend that concerned citizens bring the owner-occupied housing issue to the Village Board as well as the Planning Board.

Mr. Thomas Rocco speaks to an outdated "Master Plan," that should be reviewed by the Village Board and concurs with members of the public regarding a worry over the lack of owner-occupied housing in the Village.

Mr. Rocco moves to close the Public Hearing for PB19-21, 9 Grove Street, Hashmall. Mr. Schatzle seconds. 6 ayes. Motion carries.

Public Comment (00 Minutes)

No one from the public comes forward to speak.

Application Review

1. Change of Use

2-Family to 1-Family

PB19-21: 9 Grove Street

Applicant: Patrick Hashmall

Zoning District: R-2

SBL: 86.034-9-5.1

7:24-7:47

Mr. Patrick Hashmall approaches the Board and addresses the comments from the public. Mr. Hashmall explains that the purpose of the application was to address pre-existing code violations. The applicant confirms that the house is going from a 2-bedroom to 4-bedroom and plans to invest significant funds and energies to improving the property. He confirms that there are 6 parking spaces associated with the property. The applicant also assures the Board and concerned members of the public that there are no plans to turn the property into an Airbnb.

Chair Walter further explains that the downstairs basement is currently unsafe, so the changes being made are in fact making the property safer.

Mr. Rocco asks for further details regarding parking. Applicant explains that there are currently 2 spots in the driveway and 4 other spots on Grove Street.

Chair Walter asks for confirmation concerning the number of bedrooms. Applicant confirms the existence of two bedrooms on the top floor.

Mr. Oleske establishes further clarity by confirming that the property as it exists is currently non-conforming and the property owner seeks to make it more conforming with their submitted application. While Mr. Oleske understands the desire for more owner-occupied housing, he also sees a danger in discounting the possibility of people who rent contributing to their communities.

Mr. McGee concurs with other comments from the Board.

Ms. Carrion and Mr. Schatzle also agree with Mr. Oleske regarding the importance of having renters in the community.

Chair Walter requests assurances from the applicant regarding the selection of tenants living in his properties. Mr. Hashmall confirms the careful selection process as well as his frequent visits to the Village. Confirms ownership of a second property at 601 Briarwood.

No further comments from the Board.

Chair Walter proceeds through the Resolution for PB19-21, 9 Grove Street, Hashmall. Mr. McGee moves, Mr. Schatzle seconds. 5 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>	✓			
Member <i>Raquel Carrion</i>	✓			
Alternate <i>Tom Rocco</i>				
Alternate <i>Noelle Kimble McEntee</i>				
Totals:	5			

2. Change of Use

1-Family to 2-Family

PB19-22: 6 Hasbrouck Place

Applicant: Scott Arnold

Zoning District: R-2

SBL: 86.42-4-7

7:47-7:52

Mr. Scott Arnold and Mr. Matthew Towne (Willingham Engineering) approach the Board to summarize their application. Mr. Arnold explains that they have purchased the property for his wife's parents; due to the ease of access to this property, the applicants have purchased it and plan to make interior renovations.

No questions or comments from Board members.

Chair Walter requests a motion to classify this application as a Type II action under SEQRA; with no county referral required; and to hold a Public Hearing on November 5, 2019 at 7:00 PM. Mr. McGee moves, Mr. Schatzle seconds. 6 ayes. Motion carries.

Administrative Business

- *Approval of October 1, 2019 Minutes*

Mr. McGee moves to approve the October 1, 2019 Minutes. Mr. Schatzle seconds. 6 ayes. Motion carries.

- *Complete Streets Presentation by Janelle Peotter (7:53-8:18)*

Mr. McGee leaves at 8:18 PM.

- *Village Board and UCPB Updates*

Mr. William Murray approaches the Board in order to give updates from the Village and county boards. The Village Board will be discussing the specifics of 212-23 at their next meeting. No further updates regarding the Veteran's Cemetery.

Adjournment

Mr. Schatzle moves to close the October 15, 2019 meeting. Ms. Carrion seconds. 5 ayes. The meeting adjourns at 8:26 PM.

Respectfully submitted by,

Alana Sawchuk

Planning and Zoning Secretary