



Village of New Paltz Planning Board
 Regular Meeting of Tuesday, November 19, 2019
 7:00 PM at Village Hall
APPROVED MINUTES

Present: John Oleske, Co-Chair
 Denis McGee
 Tom Rocco, Alternate

Absent: Eve Walter, Chair
 Raquel Carrion
 Cody Schatzle
 Noelle Kimble McEntee, Alternate
 Rick Golden, Planning Board Attorney
 William Murray, Village Board Liaison

Also Present: Alana Sawchuk, Planning and Zoning Secretary
 Don Kerr, EPB Liaison

Welcome

6:58

John Oleske, Co-Chair opens the regularly scheduled meeting for November 19, 2019.

Public Comment (00 Minutes)

6:58

No one from the public comes forward to speak.

Application Review

1. COU and SUP

Coffee shop expansion

PB19-23: 11 Church Street

Applicant: Lagusta Yearwood

Zoning District: B-2

SBL: 86.143-1-4

6:59-7:02

Ms. Lagusta Yearwood approaches the Board in order to summarize her application. The applicant intends to expand the existing Commissary! location into the Sacred retail space located within the same building. As the kitchen space is currently too small for the business's needs, the applicant will establish an additional kitchen and seating. Ms. Yearwood makes a note of confirming code compliance with her kitchen appliances having spoken with Mr. Cory Wirthmann, CEO (Code Enforcement Official). No further comments or questions from the Board.

Co-Chair Oleske requests a motion to declare this application administratively complete; as a Type II action under SEQRA; with no referral to county required. Mr. Rocco seconds. 3 ayes. Motion carries.

Co-Chair Oleske requests a motion to set a Public Hearing for December 3, 2019 at 7:00 PM. Mr. McGee moves, Mr. Rocco seconds. 3 ayes. Motion carries.

2. Site Plan

Parking lot development

PB19-24: 2 Plattekill Avenue

Applicant: JPMorgan Chase Bank

Zoning District: B-2

SBL: 86.34-7-1

7:02-7:22

Ms. Jennifer Porter, an outside attorney representing Chase Bank, as well as an engineer working on the project, approaches the Board in order to summarize their application. As this site requires further ADA compliance, the applicant wishes to implement those changes, which would also necessitate further site development. The applicant notes a comment from Mr. Cory Wirthmann, CEO, regarding an inconsistency with the official size of the property.

The project engineer briefly moves through the submitted plans with the Board. The applicant plans to provide new striping, parking spot size, and slope in order to meet current ADA requirements. These changes will also require the addition of a retaining wall and drainage improvements. Applicant confirms that these changes will result in the loss of two spaces.

As this application requires a SWPPP (Stormwater Pollution Prevention Plan), the Board discusses with the applicant the matter of simply obtaining the SWPPP or seeking a waiver from DPW as is their right to pursue.

Co-Chair Oleske notes his lack of experience with stormwater, but could see why a SWPPP would be necessary, especially considering the centrality of the location. Mr. McGee and Mr. Rocco agree.

It is recommended that the applicant speak with Mr. Wirthmann and Mr. Terwilliger regarding the SWPPP.

Mr. Rocco asks about any "disturbance of vegetation," on the site, as according to the plans themselves

the contractor (or the applicant) would be required to fix it. The applicant responds that they shouldn't have to disturb any of it. Mr. Rocco asks if the vegetation is blocking the sidewalk and if so, if anything could be done to fix that.

Co-Chair Oleske asks about the inclusion of handrails, etc., and asks if the Board could see the changes made to the landscaping after the addition of retaining wall.

Co-Chair Oleske requests a motion to classify this application as a Type II action under SEQRA with county referral required. Mr. McGee moves, Mr. Rocco seconds. 3 ayes. Motion carries.

3. Site Plan

New residential construction

PB19-25: 6 Pencil Hill Road

Applicant: Timber Solutions

Zoning District: R-2

SBL: 86.41-1-1.2

7:22-7:40

Representatives from Timber Solutions on behalf of a resident looking to construct a new house on 6 Pencil Hill Road approach the Board.

Co-Chair Oleske firstly mentions a necessary referral to the county which would require setting a Public Hearing for later in the month (December 17, 2019).

The applicant confirms that no further major landscaping will be done in response to a concern from Mr. Wirthmann. Mr. Wirthmann's ZCR (Zoning Code Review) also asks for architectural drawings and evidence of easements/rights of way with the neighboring property (8 Pencil Hill Road).

Co-Chair Oleske recommends that the applicants speak with Mr. Wirthmann regarding the easements. The applicant also confirms that architectural drawings were included with the building permit application. Planning and Zoning Secretary will include those plans as part of the Site Plan Review.

Co-Chair Oleske briefly raises a concern with stormwater, as the ZCR requests the location of proper "detention facilities."

Co-Chair Oleske requests a motion to classify this application as a Type II action under SEQRA; with county referral required; and a Public Hearing set for December 17, 2019 at 7:00 PM. Mr. McGee moves, Mr. Rocco seconds. 3 ayes. Motion carries.

Administrative Business

- *Approval of November 5, 2019 Minutes*

Mr. McGee moves to approve the November 5, 2019 Minutes. Mr. Rocco seconds. 3 ayes. Motion carries.

- *Village Board, UCPB, and EPB Updates*

Don Kerr, EPB (Environmental Policy Board) Liaison appears before the Board in order to explain the EPB's interest in Planning Board concerns. Co-Chair Oleske plans to attend the next meeting on December 14, 2019 at 6:30 PM.

- *Closure of T/A #53, T/A #56, T/A #65*

Mr. McGee moves to close the "Request to Close" letter provided by the Planning and Zoning Secretary.

Mr. Rocco seconds. 3 ayes. Motion carries.

- *Complete Streets: December 2, 2019 @ 7 PM (Small Meeting Room, Community Center)*

Adjournment

Mr. McGee moves to close the November 19, 2019 meeting, Mr. Rocco seconds. 3 ayes. The meeting adjourns at 7:44 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary