



Village of New Paltz Planning Board
 Regular Meeting of Tuesday, December 17, 2019
 7:00 PM at Village Hall
APPROVED MINUTES

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

Absent: Raquel Carrion
 Cody Schatzle
 Noelle Kimble McEntee, Alternate
 Alana Sawchuk, Planning and Zoning Secretary
 Don Kerr, EPB Liaison
 Rick Golden, Planning Board Attorney

Also Present: William Murray, Village Board Liaison

Welcome

7:00

Chair Oleske opens the regularly scheduled December 17, 2019 meeting of the Planning Board.

Public Hearing(s)

1. Site Plan

Residential construction

PB19-18: 4 Oakwood Court

Applicant: Noa Simons

Zoning District: R-2

SBL: 86.34-8-22

0:00-0:00

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB19-18, 4 Oakwood Court, Simons. Mr. Rocco seconds. 3 ayes. Motion carries.

2. Site Plan

New residential construction

PB19-25: 6 Pencil Hill Road

Applicant: Timber Solutions

Zoning District: R-2

SBL: 86.41-1-1.2

0:00-0:00

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB19-25, 6 Pencil Hill Road, Timber Solutions. Mr. Rocco seconds. 3 ayes. Motion carries.

Public Comment (00 Minutes)

0:00-0:00

No one from the public comes forward to speak.

Application Review

1. Site Plan

Residential construction

PB19-18: 4 Oakwood Court

Applicant: Noa Simons

Zoning District: R-2

SBL: 86.34-8-22

0:00-0:00

Mr. Steve Shuryn and Ms. Noa Simons approach the Board. This application was submitted with the intention of renovating and enlarging a residential home. The application had wanted to convert the home to a legal 2-family residence by going to the Zoning Board of Appeals. Having met before the ZBA and deciding to withdraw one variance and dealy the other, the applicant returned to the Planning Board with a new plan that did not require any variances.

With no comments from the public or further comments from Board members, Chair Oleske proceeds through the drafted Resolution.

Mr. McGee moves to approve the Resolution for PB19-18, 4 Oakwood Court, Simons. Mr. Rocco seconds. 3 ayes. Motion carries.

2. Change of Use

Commercial to residential

PB18-11: 48 N. Chestnut Street

Applicant: Roger Spool

Zoning District: B-1

SBL: 86.34-3-24

0:00-0:00

Mr. Roger Spool appears before the Board. This application was initially submitted in 2018 in order to convert a commercial unit to a residential unit. In order to do so the applicant required two variances which were denied by default in 2018. The applicant asked the Zoning Board for a rehearing which was granted this year. Having received approval from the ZBA this month, the applicant has returned to the Planning Board.

Chair Oleske moved to set a Public Hearing, however, as the applicant had a recent Public Hearing before the ZBA and had a Public Hearing over the course of their initial review, a second Public Hearing is not required. As the applicant is establishing a new dwelling unit, Recreation Fees will be required as part of the Resolution.

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

0:00-0:00

Representatives from Timber Solutions on behalf of the property owner appear before the Board. The applicants have submitted architectural drawings, proof of an easement, as well as a memo from an engineer regarding stormwater maintenance on the property.

There are no further comments from the public or the Board.

Chair Oleske proceeds through the drafted Resolution. Mr. McGee moves to approve the Resolution for PB19-25, 6 Pencil Hill Road, Timber Solutions. Mr. Rocco seconds. 3 ayes. Motion carries.

4. Site Plan

Shed installation

PB19-26: 65 Huguenot Street

Applicant: Dina DuBois

Zoning District: H

SBL: 86.33-1-3

0:00-0:00

The applicant was not present for the review of this application, however their presence is not needed as the application requires a variance for encroachment into a rear yard setback.

This application has been determined to be a Type II action under SEQRA with no referral to county required. Should the applicant's variance request be granted they will return to the Planning Board for a Public Hearing and further review.

Administrative Business

- *Approval of December 3, 2019 Minutes*

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

- *2020 Meeting Schedule*

As most of the members are absent due to the weather, the Board will discuss this at the next meeting.

- *Village Board, UCPB, and EPB Updates*

The Village Board has continued discussions regarding changes made to 212-23 as well as further discussion regarding the home sprinkler law.

Adjournment

The meeting adjourns at 0:00 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary