



Village of New Paltz Planning Board  
 Regular Meeting of Tuesday, January 7, 2020  
 7:00 PM at Village Hall  
***APPROVED MINUTES***

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

Absent:

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

***Welcome***

7:00

Chair Oleske opens the regularly scheduled January 7, 2020 meeting of the Planning Board.

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

7:00

No one from the public comes forward to speak.

***Application Review***

***1. Change of Use***

*Commercial to residential*

PB18-11: 48 N. Chestnut Street

Applicant: Roger Spool

Zoning District: B-1

SBL: 86.34-3-24

7:00-7:03

Chair Oleske proceeds through the drafted Resolution for PB18-11. As conditioned by the Resolution the applicant must pay all recreation fees and comply with conditions set by the Zoning Board of Appeals in their approval.

Mr. McGee moves to approve PB18-11, 48 N. Chestnut Street, Spool. Mr. Schatzle seconds. 5 ayes. Motion carries.

<b>Name</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chair <i>John Oleske</i>	✓			
Member <i>Denis McGee</i>	✓			
Member <i>Cody Schatzle</i>	✓			
Member <i>Raquel Carrion</i>	✓			
Alternate <i>Tom Rocco</i>	✓			
Alternate <i>Noelle Kimble McEntee</i>				
Totals:	5			

## 2. Site Plan

*Parking lot development*

PB19-24: 2 Plattekill Avenue

Applicant: JPMorgan Chase Bank

Zoning District: B-2

SBL: 86.34-7-1

7:03-7:07

Mr. Furao and Ms. Porter return to the Planning Board with updates to their application, including a waiver from the Building Department for a SWPPP. They have also agreed to include signage requested by the DOT and have brought visuals for the proposed retaining wall. The application has been referred to the UCPB for review.

Chair Oleske requests a motion to set a Public Hearing for January 21, 2020 at 7 PM. Mr. Rocco moves, Mr. Schatzle seconds. 5 ayes. Motion carries.

## 3. Site Plan

*Modifications to existing structure*

PB19-28: 83 Henry W. DuBois Drive

Applicant: Floyd Kniffen

Zoning District: R-1

SBL: 86.2-2-58.212

7:07-7:25

Mr. Floyd Kniffen comes before the Board and summarizes his application. Using a pre-existing barn foundation, the applicant plans to build a two-family residential home on top of it. Mr. Kniffen goes on to explain the history of the lot(s) and a subdivision which has rendered the proposed structure a principal use. The biggest areas of concern for the Planning Board are the driveway and the parking spots.

Given the history of the property, the address, which was previously 15 Millbrook Road, is now 83 Henry W. DuBois Drive. As such, the Building Inspector will need to retrieve any and all documentation associated with the Millbrook address in order to determine whether or not the driveway is pre-existing nonconforming. Chair Oleske requests that the applicant provide visuals of the proposed parking spaces on the drawings provided.

Mr. Don Kerr, EPB Liaison, comes forward to briefly ask some questions of the applicant, namely whether or not the foundation is pre-existing, which the applicant confirms, yes; and if the applicant plans to remove any trees. The applicant has no plans for any mass removal of trees.

Chair Oleske asks about any additional landscaping. The applicant plans to keep it largely as is. The Board still needs confirmation from the Building Inspector in order to determine if any variances are needed or if it needs to be referred to county.

Chair Oleske requests a motion to declare this application a Type II action under SEQRA, with a Public Hearing set for January 21, 2020 at 7 PM. Mr. McGee moves, Mr. Schatzle seconds. 5 ayes. Motion carries.

Attorney Golden notes that the bulk table needs to be corrected in addition to the inclusion of the parking spaces. Regarding tree removal, Attorney Golden remarks that the Planning Board can place a condition on tree removal with regards to the property in the event the applicant were to sell the property to someone who might decide to do so. Attorney Golden also explains that the Board has a say in where the parking spaces are located.

Applicant responds to the potential clearing of trees to confirm he has no intention of clearing anything.

Ms. Carrion asks about the existence of the garages on site.

### ***Administrative Business***

- *Approval of December 17, 2019 Minutes*

Mr. McGee moves to approve the December 17, 2019 Minutes. Mr. Rocco seconds. 3 ayes. Motion carries.

- *2020 Meeting Schedule*

The Board plans to reschedule the meeting set for November 3, 2020.

- *Village Board, UCPB, and EPB Updates*

Mr. Don Kerr continues a conversation regarding how the EPB and Planning Board might interact; largely on Type I SEQRA applications or any that deal with stormwater issues. Mr. Bill Murray notes that 212-23 is still being discussed by the Village Board; there will be a presentation from NYSERDA regarding new energy codes; the Public Hearing for the sprinkler law is still open.

- *Attorney Trainings*

The Board discusses keeping up with required training hours by holding brief sessions with the Planning Board attorney either before or after regularly scheduled meetings.

### ***Adjournment***

Mr. McGee moves to close the January 7 meeting, Mr. Schatzle seconds. The meeting adjourns at 7:38 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary