



Village of New Paltz Planning Board  
 Regular Meeting of Tuesday, January 21, 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: Don Kerr, EPB Liaison

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

***Welcome***

7:00

Chair Oleske opens the regularly scheduled January 21, 2020 meeting of the Planning Board.

***Public Hearing(s)***

*1. 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

7:00

This Public Hearing has been canceled due to a failure to post and mail notices by the legal deadline. It will be rescheduled for the February 4, 2020 Planning Board meeting.

Ms. Carrion moves to set the Public Hearing for February 4, 2020 at 7:00 PM. Mr. McGee seconds. 5 ayes. Motion carries.

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

**7:01**

No one from the public comes forward to speak.

***Application Review***

***1. 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

7:01-7:02

In addition to having the Public Hearing at the first February meeting, the applicant still needs to provide the location of parking spaces on their plans as well as make a minor correction to their bulk table.

It has been determined by the Code Enforcement Official that the nonconforming nature of the driveway is preexisting and the applicant will not need to obtain a variance from the Zoning Board.

A Public Hearing notice will need to be sent to the Town of New Paltz by the Planning and Zoning Secretary.

***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

This application still needs to be reviewed by the UCPB, who canceled their January meeting and will meet again in early February after the first Village Planning Board meeting of the month. As requested by the applicant, the Planning Board will set a Public Hearing for February 18, 2020.

Mr. McGee moves to set a Public Hearing for February 18, 2020 at 7:00 PM. Mr. Schatzle seconds. 5 ayes. Motion carries.

***Administrative Business***

● ***New Paltz Veteran's Cemetery***

Dennis Doyle, Director of the Ulster County Planning Department, as well as the engineering firm designing the new cemetery appear before the Board in order to provide updates to the plans. The State Historic Preservation office has found no adverse effects from this project; the county is completing SEQRA as lead agency; a draft easement has been established between the county and the New Paltz

Rural Cemetery Board. The county will assume most of the maintenance while the Rural Cemetery Board will continue to handle such tasks as snow removal. Ms. Kimble McEntee asks about boundaries between the Town and Village on the plans. Regarding a timeline for the project, Mr. Doyle expresses a preference for starting this year. The county will hold a public meeting in February (*not* a Public Hearing). They do plan to remove 5 dead or dying pine trees on site. No further questions or comments from the Board. Attorney Golden provides the Planning Board with a Resolution which would allow the county to pursue their project without requiring them to meet local zoning code. Chair Oleske requests a motion to approve. Mr. McGee moves, Ms. Carrion seconds, 5 ayes. Motion carries.

- *Approval of January 7, 2020 Minutes*

January 7, 2020 Minutes will be approved at the next meeting.

- *2020 Meeting Schedule*

The meeting scheduled for November 3, 2020 will be rescheduled for November 2, 2020.

- *Village Board, UCPB, and EPB Updates*

Mr. William Murray briefs the Planning Board on Village Board matters, including the presentation on energy efficient buildings and the sprinkler law. Chair Oleske asks about the status of 212-23, Mr. Murray confirms it's ongoing.

### ***Adjournment***

Mr. McGee moves to close the January 21, 2020 meeting. Ms. Carrion seconds. 5 ayes. The meeting adjourns at 7:37 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary