



Village of New Paltz Planning Board
 Regular Meeting of Tuesday, March 3, 2020
 7:00 PM at Village Hall
APPROVED MINUTES

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

Absent: Cody Schatzle
 Noelle Kimble McEntee, Alternate
 Rick Golden, Planning Board Attorney

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

Welcome

7:00

Chair Oleske opens the regularly scheduled March 3, 2020 meeting of the Planning Board.

Public Hearing(s)

1. Change of Use

Residential to commercial

PB20-03: 126 Main Street

Applicant: Vanderlyn Pine

Zoning District: B-2

SBL: 86.34-7-39.100

7:00

No one from the public comes forward to speak.

Mr. McGee moves to close the Public Hearing for PB20-03, 126 Main Street, Pine. Mr. Rocco seconds. 4 ayes. Motion carries.

Public Comment (00 Minutes)

7:00

No one from the public comes forward to speak.

Application Review

1. Change of Use

Residential to commercial

PB20-03: 126 Main Street

Applicant: Vanderlyn Pine

Zoning District: B-2

SBL: 86.34-7-39.100

7:01-7:04

Mr. Vanderlyn Pine and Mr. Gordon Pine reappear before the Board. Having declared the application administratively complete as a Type II action under SEQRA; with no county referral required; and no comments from the public, Chair Oleske proceeds through the Resolution as drafted.

Name	Ayes	Nays	Abstain	Absent
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:	4			2

2. Special Use Permit

Retail bakery

PB20-02: 145 North Chestnut Street

Applicant: Lagusta Yearwood

Zoning District: NBR

SBL: 78.82-1-19.110

7:04

The Planning Board needs to reset the Public Hearing for March 17, 2020 at 7 PM. Mr. McGee moves,

Mr. Rocco seconds. 4 ayes. Motion carries.

3. Site Plan

New residential construction

PB20-01: 17 Cooper Street

Applicant: David Toder

Zoning District: R-1

SBL: 78.82-3-30

7:04-7:19

Mr. David Toder reappears before the Board having revised his site plan to no longer require a variance. With the revisions the application is still a Type II action under SEQRA with referral to county required.

Chair Oleske expresses concern about the square footage of this particular design given the scope of the existing neighborhood. Having already heard from neighbors who are concerned with the size, he impresses upon the Board the importance of hearing any concerns from the public during the Public Hearing.

Mr. Murray leaves at 7:07 PM.

The Board is in agreement that they do need to hear from the public before making any final determinations. Mr. Rocco and Mr. McGee don't see any glaring technical concerns but do agree on hearing from neighbors.

Chair Oleske requests a motion to refer this application to county. Mr. McGee moves, Mr. Rocco seconds. 4 ayes. Motion carries.

Mr. Rocco moves to set a Public Hearing for April 7, 2020 at 7 PM. Mr. McGee seconds. 4 ayes. Motion carries.

Mr. Rocco notes a lack of official design standards in the Village, but emphasizes that the Planning Board does have the right to make a judgement on the aesthetic appearance of a certain design in lieu of such a code.

4. Site Plan/SUP

New construction of gas station and convenience store

PB18-27: 76 N. Chestnut Street

Applicant: Stewart's Shops

Zoning District: NBR

SBL: 86.26-2-34.100

7:19-7:25

Chair Oleske requests a motion to amend the March 3, 2020 Agenda to include PB18-27, 76 N. Chestnut Street, Stewart's. Ms. Carrion moves, Mr. Rocco seconds. 4 ayes. Motion carries.

Mr. Chuck Marshall reappears before the Board.

Chair Oleske explains that the Planning Board needs to approve an Amended Resolution due to the submission of a SWPPP (Stormwater Pollution Prevention Plan) after the application had initially been approved. The SWPPP has also been reviewed by an engineering firm on the Village's behalf and has cited no major problems or concerns. The Amended Resolution also includes language regarding the inclusion of a traffic light that will require the applicant to continue working with DOT (Department of Transportation) and the Village Board. The Village Board will also need to approve an easement which cannot be done prior to the Planning Board voting on the Amended Resolution.

Chair Oleske requests a motion to approve the Resolution as amended. Mr. McGee moves, Mr. Rocco seconds. 4 ayes. Motion carries.

Name	Ayes	Nays	Abstain	Absent
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:	4			2

Administrative Business

- *Approval of February 18, 2020 Minutes*

Mr. McGee moves to approve the February 18, 2020 Minutes. Mr. Rocco seconds and abstains. 3 ayes. Motion carries.

- *Village Board, UCPB, and EPB Updates*

Mr. Kerr speaks about the history of the neighborhood for 17 Cooper Street.

Adjournment

Mr. McGee moves to close the March 3, 2020 meeting. Mr. Rocco seconds. 4 ayes. The meeting adjourns at 7:28 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary