



Village of New Paltz Planning Board
 Regular Meeting of Tuesday, July 7, 2020
 Live-streamed/Recorded Remotely at 7:00 PM
 Available on YouTube: <https://youtu.be/F0GkRPnE1KU>
APPROVED MINUTES

Present: John Oleske
 Denis McGee
 Cody Schatzle
 Noelle Kimble McEntee, Alternate

Absent: Raquel Carrion

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

Welcome

7:10

Attorney Rick Golden opens the Planning Board meeting in lieu of an appointed Chairperson. A member will have to volunteer themselves or someone else to be Chair for the July 7th meeting until an official Chairperson can be appointed by the Board of Trustees.

Mr. McGee moves to appoint Ms. Kimble McEntee to be Chair for the July 7, 2020 meeting. Mr. Schatzle seconds. 4 ayes, motion carries.

Mr. McGee: YES (Y)
 Mr. Schatzle: Y
 Mr. Oleske: Y
 Ms. Kimble McEntee: Y

Public Comment(s)***7:11***

No written comments from the public were submitted prior to the meeting, nor did anyone submit comments during the live-stream via YouTube.

Application Review***1. Change of Use******Retail to Specialty Grocery/Café***

PB20-04: 56 Main Street

Applicant: Frank Cardella

Zoning District: B-2

SBL: 86.143-1-12.100

7:11-7:24

Mr. Frank Cardella is present and summarizes his application per Ms. Kimble McEntee's request. The applicant seeks to convert a retail store to a specialty grocery/café that will serve soup, salad, sandwiches, and other pre-packaged food products. Per his conversation with the Building Inspector, the applicant needs the COU in order to serve fresh food. He plans to have the business open from about 10 AM to 8 PM.

Ms. Kimble McEntee asks if there's a specific "theme" to the business. The applicant explains that he is a chef with catering experience who makes a lot of pickled products, as well as other jams and sauces.

Ms. Kimble McEntee asks the Board for any further comments on this application.

Mr. Oleske asks about the changes being made to the site and asks if the applicant has spoken to the Building Inspector about the specific building changes that would be needed for this conversion. Mr. Cardella confirms that he has and is clear on what needs to be done.

No further comments from the Board. This is a Type II action under SEQRA with no referral to county required.

Mr. Schatzle moves to set the Public Hearing for August 4, 2020 at 7 PM. Ms. Kimble McEntee seconds. 4 ayes, motion carries.

Mr. McGee: YES (Y)

Mr. Schatzle: Y

Mr. Oleske: Y

Ms. Kimble McEntee: Y

2. Pre-Application

New Construction of a Multi-Use Building

PB20-##: 85 N. Chestnut Street

Applicant: Radi Serdah

Zoning District: NBR

SBL: 86.26-1-13

7:24-7:41

Mr. Andy Willingham and Mr. Radi Serdah are present. Attorney Golden explains the purpose and process of a pre-application, which is to get general feedback from the Board prior to the submission of a full application. He notes that it has not yet been reviewed by consultants.

Mr. Willingham explains that the plan is to do a, “much smaller version of Zero Place” in terms of layout and density. The applicant would knock down the existing building and construct a 3-story structure right up against the sidewalk (which would also be new); street parking/parking at the back; share access with the neighboring property (plans to install a light there in coordination with the Stewart’s project); commercial use on the bottom floor (unspecified type); residential units on bottom per ADA requirements; top two stories would be 2-bedroom apartments. A lot of work still needs to be done in order to give the design more “character.” The applicant is envisioning something like The Ridge apartment buildings on Rt. 32.

Mr. McGee asks if this is similar to what the Planning Board looked at a year or so ago. Mr. Willingham clarifies that the earlier submission was about modifying the existing building, while this would be demolition and new construction. Mr. McGee expresses his support for this project.

Mr. Oleske concurs with Mr. McGee but explains that he has to recuse himself from this application due to its vicinity to the historically black neighborhood that he spoke of during the June 2, 2020 meeting.

Ms. Kimble McEntee also concurs with Mr. McGee and while she likes the concept of this project, suggests that the applicant look into the history of the property as Stewart’s has had to do.

Mr. Don Kerr speaks on behalf of the Environmental Policy Board and requests specific materials regarding demolition and the environmental impact. He also asks the applicant to be prepared to answer the following questions: Existence of a rain garden; if there will be public space; if there will be public restrooms; if there will be rail trail access; what the energy approach will be.

No questions or comments from Mr. Schatzle.

Mr. McGee asks about the project timeframe. Mr. Willingham thinks it will take a couple months to put together the full application for submission. Mr. Serdah would like to start building as soon as he can.

Mr. Willingham asks about code review and the setbacks. Attorney Golden explains that the Building Inspector would need significant and detailed plans to fairly make that determination. Ms. Sawchuk further explains that the applicant would need to submit application fees prior to a full review by the Building Inspector.

No further comments from the Board.

3. Site Plan

Modifications to Approved Site Plan and Resolution

PB18-27: 76 N. Chestnut Street

Applicant: Stewart's Shops Corp.

Zoning District: NBR

SBL: 86.26-2-34.100

7:41-8:09

Mr. Chuck Marshall is present and explains why Stewart's is back before the Planning Board. In June of 2020 the applicant was contacted by the Village Board regarding the preservation of 5 Broadhead Ave., which is the Wynkoop house. Stewart's was not aware of the history prior to their conversation with the Village Board. The Village has a few options for memorializing the property, but regardless of what they choose the approved Site Plan for Stewart's would need to be revised to address that change.

Ms. Kimble McEntee asks about the issue with installing the required traffic improvements. Mr. Marshall explains that they're dealing with significant delays due to the pandemic (poles wouldn't be delivered until December or January). According to the most recent Resolution, they would have to wait for the light to be operational before a CO could be issued. Stewart's is asking the Planning Board to amend the Resolution to allow them to open prior to the traffic light installation and then have a year to complete the improvement (although Mr. Marshall believes it would take less time than that).

Mr. Oleske is recused from this discussion.

Attorney Golden explains what the Board is ultimately deciding with the return of this application. The final decision is up to the Board, but in his opinion the application does not need to return to the county.

Ms. Kimble McEntee asks if the Board should vote at this meeting or if there's a reason to delay the decision.

Mr. McGee believes that Stewart's is a good company and has worked well with the Planning Board thus far. He thinks that the Board should vote to amend the Resolution to allow Stewart's to receive their CO prior to the installation of the traffic light.

Attorney Golden explains that the Board will be able to institute another variation of control in order to ensure that the traffic light will be installed should they decide to amend the Resolution. He asks Mr. Marshall if Stewart's could begin other traffic improvements besides the light.

Mr. Marshall explains that Stewart's could do other improvements barring the light installation, such as road widening and pedestrian improvements, but would rather do all the improvements at once rather than step-by-step.

Mr. Schatzle reflects on how important the traffic improvements had been and asks about the traffic study.

Per Attorney Golden's suggestion, Mr. Marshall will ask Maser (the firm who led the traffic study) to write a brief analysis for the Planning Board about the impact the lack of a light would have for 1 year. He will also consult with the DOT.

Board agrees on postponing this decision until the next meeting.

Administrative Business

- *Approval of May 19, 2020 and June 2, 2020 Minutes*

Mr. McGee moves to approve the May 19 and June 2, 2020 Minutes. Mr. Schatzle seconds. 4 ayes. Motion carries. Mr. McGee: Y; Mr. Schatzle: Y; Mr. Oleske: Y; Ms. Kimble McEntee: Y.

- *Village Board, UCPB, and EPB Updates*

No comments from the EPB. Mr. Murray speaks to the property on Broadhead Avenue (Stewart's). He discusses the potential options for what can be done with the property: (1) To preserve the building as a home or cultural center (a private entity would likely have to purchase); (2) To have the building raised (with Stewart's paying for the demolition) but retaining the foundation, after which the Village would take ownership and memorialize the area/establish park space. The Village Board plans to have this resolved prior to Stewart's opening (which they're trying to do by the end of the year). Mr. McGee notes that demolishing the structure would be quicker than renovating it.

Adjournment

Ms. Kimble McEntee moves to close the July 7, 2020 meeting. Mr. Oleske seconds. 4 ayes. The meeting adjourns at 8:19 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary