



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, July 9, 2019
Village Hall – 7:00 PM
APPROVED MINUTES

Present: John Litton, Chair
Victoria Danskin
Rob Egan
Anthony Saracino
Sean O’Sullivan

Absent: Liz Harschow

Also Present: Alana Sawchuk, Planning and Zoning Secretary
Ashley Torre, Zoning Board of Appeals Attorney
KT Tobin, Village Board Liaison
Michele Zipp, Village Board Liaison

Welcome

7:02

Chair Litton opens the meeting for Tuesday, July 9, 2019.

Application Review

1. *Area Variance/212-13(B)(8)(b)[1]*

ZB19-01: 1 Orchard Lane

Applicant: Thomas Mulvihill

Zoning District: R-2

SBL: 86.42-4-23.100

7:03-7:05

Rob Egan arrives at 7:03 PM.

Chair Litton moves to review the written decision drafted after the Board voted to approve at the June 11, 2019 meeting. If there are no requested changes the Board members present for the previous vote can move to approve the decision as written.

Mr. Saracino moves to approve the written decision to be signed by Ms. Danskin. Mr. O’Sullivan seconds. Mr. Litton and Mr. Egan abstain. 3 ayes. Motion carries.

2. Area Variance/212-13(F)(4)

ZB19-02: 51 Main Street

Applicant: Dimitri Viglis

Zoning District: B-2

SBL: 86.143-1-9.200

7:06-7:17

Mr. Viglis and Mr. Miller approach the Board. Attorney Torre explains why the applicant has returned to the Zoning Board. The applicant had a variance that expired because he did not get a building permit within a year. He had site plan approval from the Planning Board within the year period but not a building permit. Due to an expiration of the Resolution approved by the Planning Board, the applicant must return to both Boards and seek re-approval. The project as originally proposed was going to have a restaurant on the 1st floor, offices on the 2nd, and a 2-bedroom apartment on the 3rd. In order to proceed with their project, the applicant required an Area Variance, as those uses require 10,000 sq. ft. and the applicant was providing a little over 7,000 sq. ft. The Area Variance being requested today is the same, but the 1st floor will be jewelry retail instead of a restaurant.

Attorney Torre also responds to a question posed by the Planning Board regarding percentage of lot coverage on site. The Building Inspector advised that no second variance for lot coverage was needed due to a pre-existing 100% lot coverage prior to this project.

Mr. Miller believes that retail space would create less of an impact than a restaurant would have. He also explains that the basement would be storage for the 1st floor retail space. Mr. Miller also addresses the movement of HVAC mechanicals from the roof to the side of the building. The applicant has also created a higher percentage of permeable coverage with these revised plans. Due to the 1st floor no longer being a restaurant, the building will be all electric.

Applicants explain that there are some tenants interested in renting the 1st floor space.

Attorney Torre clarifies the change in use on the 1st floor as it was explained to the Planning Board.

Ms. Danskin moves to set the Public Hearing ZB19-02, 51 Main Street, Viglis, for August 13, 2019 at 7 PM. Chair Litton seconds. 5 ayes. Motion carries.

Attorney Torre notes that this application will need to be referred to the UCPB and has been classified as an Unlisted action under SEQRA, which requires the Board to move through the FEAF at next month’s meeting.

Administrative Business

- *Approval of Minutes from 6/11/19*

Ms. Danskin moves to approve the June 11, 2019 Minutes. Mr. Saracino seconds. Chair Litton abstains. 4 ayes. Motion carries.

- *Attorney-Client Session*

The Board goes into an Attorney-Client session at 7:20 PM.

Adjournment

Ms. Danskin moves to close the July 9, 2019 meeting. Mr. Saracino seconds. 5 ayes. The meeting adjourns at 7:34 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary