

Town of New Paltz Planning Board  
Final Minutes  
May 14, 2018

**Meeting agenda 5/14/2018 PB meeting:**

6:45 PM Free Conceptual with PB and Christopher Scheur (A. Willingham), 192 Mountain Rest Road, 3 Lot Subdivision

**Meeting Minutes Review/Approval**

February 26, 2018

April 9, 2018

**Public Comments**

**Public Hearing**

None

**Administrative Discussion**

Meeting date move to Thursday, 5/31 reminder

Village Public Hearing 5/15 (Imokily Regato/Alfandre two family dwelling)

299 Gateway Committee Proposal (Matt DiDonna)

**Application Reviews**

PB 2006-26 Vaccaro/Birches Subdivision - 90 day extension request/Restrictive Covenant recommendation to TB

PB 18080 Ulster Savings Bank Simplified Site Plan

**Executive Session**

Call to order 7:10 pm by Chair Ruger.

Attendees: Lyle Nolan, Amanda Gotto, Matt DiDonna, Stana Weisburd, Amy Cohen, Tom Powers, Adele Ruger

Also present were George Lithco and Rebecca Minas

**Meeting Minutes Review/Approval**

**Chair Ruger asked for a motion to approve the minutes from February 26, 2018.**

**Motion 1 by Lyle Nolan.**

**Motion 2 by Amanda Gotto**

**5 in favor of approval, 2 abstained. Minutes approved.**

**Chair Ruger asked for a motion to approve the minutes from April 9, 2018.**

**Motion 1 by Lyle Nolan.**

**Motion 2 by Amanda Gotto**

**4 in favor of approval, 3 abstained. Minutes approved.**

**No Public Comments.**

**No Public Hearing.**

**Administrative Discussion**

Chair Ruger reminded PB members that the next PB meeting is moved to Thursday, May 31 due to Memorial Day.

Chair Ruger reminded PB members of the Village Public Hearing notice for May 15 for the Imokily Regato/Alfandre two family dwelling application in the village.

Matt DiDonna updated the PB members on the 299 Gateway Committee report for the Gateway Area (as a member of the 299 Gateway Committee). Matt went through certain points of the presentation that was given to the Town Board from the 299 Gateway Committee, which was formed when the moratorium went into effect. Matt asked if everyone has read the report and if there were any questions. Lyle Nolan discussed architectural style and how it would fit into that

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area as a traditional style guideline. George Lithco asked if the Town Board had referred the report to the Planning Board yet, which it hasn't. Discussion followed on whether UCPB had also received the TB referral of the report. Chair Ruger commented that the report be put on an agenda to go through at a meeting thoroughly by the board even if it's page by page. Matt DiDonna commented that PB members should read it specifically, then they come back together at the next meeting to discuss, and then respond to the Town. George Lithco advised the PB as the implementing committee that they are clear standards that the PB Board has to apply when reviewing an application. Chair Ruger commented having someone explain page by page to them (PB) would be helpful, perhaps the committee chair. Matt DiDonna replied that the PB has to read the report, and come back together and discuss. George Lithco advised to look at the comprehensive plan as well when reviewing. Amy Cohen commented on her questions in regard to zoning with 1<sup>st</sup> floor and 2<sup>nd</sup> floor build design, clarification of special zoning, and the Town's plan for water and sewer on the other side of 299. Discussion followed on public transportation with bus stops as well as Sewer 6 abilities to support the area due to age. Chair Ruger thanked Matt for his help. Discussion on a deadline for responding to the Town Board referral with Amy Cohen commenting that the PB ask for the Town Board to officially refer the report to the PB for their review and comments, and if the Town Board doesn't accept their comments, they at least have a public record of the PB comments.

**Motion 1 by Amy Cohen that the PB to ask the Town Board officially for referral of the Gateway proposal to us so the PB can make official comments regarding the Gateway proposal.**

**Motion 2 by Stana Weisburd.**

Discussion: Amanda Gotto asked if there was a timeframe for responding. George Lithco stated he believed it was 45 days to respond once referred.

**All present in favor, motion approved.**

**Application Reviews**

PB 2006-26 Vaccaro/Birches Subdivision Plan

Steve Vaccaro approached the PB members to discuss his application for 15 lot subdivision. He gave a brief summary of his application that was granted final approval in 2008, a design request in two phases that was granted in 2010. But because of the economic downturns, it's been impossible to move forward because of the market. He now appears before the PB members asking for a 90 day extension be granted since his application was tabled after a certain point of time since 2010. Mr. Vaccaro stated his now working with a purchaser to resurrect the application wanted to move forward and get the project moving along.

Discussion followed on the previous conservation easement that had been required (and approved), but now a restrictive covenant in lieu of the conservation easement is considered for protection of the land. Amy Cohen asked if there would be a public hearing. George Lithco stated if the Town Board accepts the restrictive covenant then a public hearing is required.

**Motion 1 by Lyle Nolan to grant 90 day extension to the Vaccaro/Birches Subdivision.**

**Motion 2 by Tom Powers. All present in favor. Extension granted until August 14, 2018.**

**Motion 1 by Adele Ruger for Chair to make recommendation to the Town Board for a restrictive covenant in lieu of the conservation easement. Motion 2 by Amy Cohen. All present in favor. Approved.**

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Discussion continued on ensuring that the application addresses the Wetlands Law and the Stormwater Law.

**Motion 1 by Amy Cohen that the PB send a letter of introduction to the Town Board that the applicant is before the Planning Board, and has a proposed drainage district and the PB would like the applicant and Town Board confirm everything is in order regarding the drainage district.**

**Motion 2 by Amanda Gotto. All present in favor. Approved.**

Chair Ruger thanked Mr. Vaccaro for attending.

PB 18-80 Ulster Savings Bank – Simplified Site Plan

Chair Ruger asked if everyone had the memo from Stacy (Building Inspector) adding that everything that had to be done was interior. Lyle Nolan commented that he saw construction was going on in the bank now, and asked why we (PB) were looking at it if there is no sequence of events. George Lithco stated that Site Plan requires a building permit applicant has to go through site plan review, and special provisions for site plan review. There are building code requirements for building changes, such as lighting. There has been conversations with Stacy to change that provision in the code. Discussion on the doors for clarification with the plans.

**Motion 1 by Adele Ruger to accept the recommendations from the Building Inspector and waive Site Plan approval for Ulster Savings Bank.**

**Motion 2 by Amy Cohen.**

**All members present in favor. Motion approved.**

**Motion 1 by Adele Ruger to go into Executive Session to discuss employment history of a particular person (at 8:28pm).**

**Motion 2 by Stana Weisburd. All present in favor. Motion approved.**

**Motion 1 by Adele Ruger to return from Executive Session (at 9:18pm).**

**Motion 2 by Stana Weisburd. All present in favor. Motion approved.**

**Motion 1 by Adele Ruger to adjourn.**

**Motion 2 by Stana Weisburd.**

**All members present in favor. Meeting Adjourned at 9:18 pm.**

**Minutes submitted by Patricia Atkins**