

Town of New Paltz Planning Board
Final Minutes
May 31, 2018

Meeting agenda 5/31/2018 PB meeting:

Meeting Minutes for Approval

None

Public Comments

Public Hearing

None

Application Reviews

PB 18-89 AT&T Simplified Site Plan

Administrative Discussion

299 Gateway Committee Report – TB Referral

Planning Board Volunteer for Solar Law Committee

Executive Session

Call to order 7:00 pm by Chair Ruger. Chair Ruger adjusted the agenda to remove the Executive Session for tonight.

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

None

No Public Comments

No Public Hearing

Application Reviews

PB 18-89 AT&T Simplified Site Plan

Chair Ruger asked if anyone had any questions on the reviews (for AT&T application). Rebecca Minas commented that it was equipment being installed on the existing tower. Chair Ruger asked for a motion to accept the Building Inspector's recommendation to waive site plan review for AT&T Simplified Site Plan.

Motion 1 by Lyle Nolan to accept recommendations and waive site plan review.

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

Administrative Discussion

299 Gateway Committee Report

Chair Ruger stated she'd like to start if anyone had any questions with the water business in the Gateway area, which has come up with the Gateway. No questions.

Amy Cohen reviewed the committee report, stating she has questions, but felt impressed with the overall plan, stating it was a good effort, and a lot of work. Summary below of Amy Cohen's comments:

1. Felt there were vague parts that need clarification, example: parking
2. Wants a better job to illustrate the designs in the report and style. Alfandre's wins awards for building designs but we wouldn't be encouraging that type of design.

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3. Better examples and better pictures (of architectural designs), lighting (how strong lighting will be).
4. Tree Inventory – how costly it is for clearing trees especially for developers.
5. Setbacks by property owned – wants to understand the setback requirements.
6. More bike safety (will provide reference info).
7. Drive thru for pharmacy, but no food
8. Encouragement of residential in the Thruway area where she felt hazards of busy highway, not a particular friendly zone. Will provide American Living studies on people living next to highways. Would prefer to see retail, community things but not agree to residential family in that area.
9. Look at documents for grants for sewer and water in that area.
10. Would like to see financial buildout of the area and taxes the properties could bring in if taxes will go down? What will fit in?

Lyle Nolan stated we should not be encouraging but we should be facilitating so it's beneficial. Amy Cohen also commented on the committee members and felt it be more democratic if the Planning Board had selected who represented the PB on the committee (stating with no offense to those on the committee). Amy also felt two people on the committee did not attend more than 2 meetings, videotaping was not in the budget but felt people want to see what's going on, felt that the committee statements "this is what the community wants" were wrong, and the overall moratorium is longer than thought and cost a lot more than adopted with additional costs of between 12,000-14,000 more dollars. Amy's final comment that the general public knows little of what's going on and if encouraged more communication (public hearings and outreach events) before it becomes law.

Chair Ruger asked if there were any questions.

Discussion followed on the districts square footage minimum lot size and overlay districts.

Amanda Gotto commented she'd like clarification on multifamily and mixed use dwelling definition.

Discussion to review and summarize Amy Cohen's comments.

Amanda Gotto asked about SEQRA. George Lithco advised that they address how under new zoning how water and sewer services and municipal services like fire, police, etc. are impacted with these types of development.

Chair Ruger to send report to Bike Pedestrian Committee for their review and comments.

Amanda Gotto to summarize discussion and send to Chair.

Planning Board Volunteer for Solar Law Committee

Chair Ruger asked for a volunteer for the Solar Law Committee to represent the PB on the committee.

Motion 1 by Amanda Gotto to appoint Lyle Nolan to represent the Planning Board on the committee.

Motion 2 by Amy Cohen. All those present in favor. Approved.

Amy Cohen commented that it was important to videotape the Public Hearing of the IDA (Ulster County's Industrial Development Agency) on Monday, June 4 to keep the public informed of what's going on (with the Wildberry Lodge application). After discussion it was determined that the Planning Board could fund the videotaping of the event at the New Paltz High School public hearing for the Wildberry Lodge application to the UCIDA.

Motion 1 by Stana Weisburd to adjourn.

Motion 2 by Matt DiDonna.

All members present in favor. Meeting Adjourned at 9:31 pm.

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Minutes submitted by Patricia Atkins