

Town of New Paltz Planning Board
Final Minutes
June 11, 2018

Meeting agenda 6/11/2018 PB meeting:

Meeting Minutes Review/Approval

May 14, 2018

May 31, 2018

Public Comments

Public Hearing

None

Application Reviews

None

Administrative Discussion

299 Gateway Committee Report – TB referral

Letter of support from PB for Natural Resource Inventory

Call to order 7:00 pm by Chair Ruger.

Attendees: Lyle Nolan, Amanda Gotto, Matt DiDonna, Stana Weisburd, Adele Ruger

Absent: Amy Cohen, Tom Powers,

No Consultants were present at this meeting.

Meeting Minutes Review/Approval

Chair Ruger asked for a motion to approve the minutes from May 14, 2018.

Motion 1 by Lyle Nolan.

Motion 2 by Stana Weisburd

All present in favor. Minutes approved.

Chair Ruger asked that the minutes from May 31 be held until next meeting for updates from Amy Cohen.

No Public Comments.

No Public Hearing.

Application Reviews

None

Administrative Discussion

Amanda Gotto reviewed her summary from the May 31, 2018 discussion on the 299 Gateway Committee Report referral from the Town Board to the Planning Board that included:

Proposed Zoning Changes

Parking – request to add illustrations/drawings to clarify proposed requirements

Architectural Design – request to add more photos of various examples

Tree Inventory – concern about cost, especially to smaller local developers

Mixed Use in Zone 1 – restrict residential near Thruway for health reasons

Definitions – request specific definition of “mixed use”; clarify “mixed use” versus “multifamily”; request specific definition of “pedestrian scale” in reference to lighting

Proposed Comprehensive Plan Changes

Add “Flexible development (e.g. larger building footprint) should be considered in exchange for incentives from the applicant that provide significant benefit to the community.”

SEQRA

The PB requests the Town Board address the following during SEQRA: Develop the estimate of the full commercial and residential build-out under the new zoning and determine the resulting impact on water and sewer services and municipal services (Fire, Police, schools, parks, etc.) and on the tax base.

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The PB also encourages the Town Board to have additional public hearings and other outreach events (similar to what was recently done for the Empire Trail) to inform the community and hopefully prevent a “Net Zero Place reaction” after the zoning is adopted.

Members agreed that Amy (Cohen) still needed to provide statistics on healthy living by highways (for the Mixed Use for Zone 1 concern listed above).

Chair Ruger asked for a 5 minute break to give Lyle time to research some info in the report.

Board discussion resumed at 7:25 pm.

No further discussion was necessary. Members agreed to review the response memo once the input from Amy (Cohen) is added prior to sending to Town Board.

Letter of Support for New Paltz Climate Smart

Amanda Gotto explained to the PB members that the letter of support from the Planning Board is requested for the grant application the New Paltz Climate Smart committee is doing to complete our Natural Resource Inventory.

Motion 1 by Amanda Gotto that the Planning Board provide a letter of support for the grant application for the New Paltz Climate Smart committee.

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

Motion 1 by Matt DiDonna to adjourn.

Motion 2 by Amanda Gotto.

All members present in favor. Meeting Adjourned at 7:30 pm.

Minutes submitted by Patricia Atkins