

Town of New Paltz Planning Board

FIANL Minutes

March 23, 2015

Agenda:

**Special Joint Meeting with the Village of New Paltz Planning Board**

**Present:** Mike Calimano, Peter Muller, Lyle Nolan, Lagusta Yearwood, Adele Ruger, Amy Cohen, Tom Powers

Board Member(s) absent: None

**Village Planning Board Members Present:** Maurice Weitman, Liz Harschow, John Litton, Rich Steffens, Michael Zierler

Chairman Calimano called the meeting to order at 7:06 pm.

**MINUTES**

None

**FREE CONCEPTUAL REVIEWS**

None

**PUBLIC HEARINGS**

None

**PUBLIC COMMENT (on issues other than Public Hearings – 15 minutes)**

None

**APPLICATION REVIEWS**

None

## **OLD BUSINESS**

None

## **ADMINISTRATIVE DISCUSSION**

Mike Calimano opens the meeting by thanking the Village Planning Board members for coming. This will be an informal discussion of ideas. Areas for discussion include the commercial district, and zoning in general.

Introductions are made by all Village and Town Planning Board members.

The first topic is the mutual plans for the N. Chestnut (Route 32 North) corridor. The Village's B-3 District Zoning Recommendations report was circulated to the Town Planning Board. Mike Calimano discusses the minimum front yard set-back area. The Town is moving toward a more pedestrian friendly frontage as well, he is wondering how the village feels about this. Maurice Weitman states what he thought the original perspective was. Michael Zierler adds to this conversation, as far as making this area a gateway to the Village, as well as making it more bicycle and pedestrian friendly.

There is a conversation on how CVS has changed their plans to meet the front yard set-back parking requirements that is in the Town Code.

Adele Ruger states that she owns property in the 32 North corridor in the Village. She discusses her concerns with regards to this. There are challenges due to the fact that there is no water and sewer available to one side of this area. She is also concerned that the Village's new Wetlands map could seriously impact many properties. There needs to be a plan for water and sewer, as well as simply keeping the original wetland's map. She feels that we really need to look closely at any new maps that come out.

Peter Muller brings up the connectivity of existing sidewalks. There is a conversation on the challenges of doing this as you head further North.

Rich Steffens brings up the fact that it won't be the Planning Boards that make water and sewer available. He also discusses parking in the rear of buildings with regards to shared services and aesthetics. Mike Calimano states how the Town has had issues with parking in the back, and having that be the service area as well, and then forcing the customers to walk to the front of the building. The depth of many lots is difficult. He mentions for example, the lot where the STS fire occurred. He discusses the difficulty of blending zones, as much of the right side within the town turns into residential, and pushing sidewalks in this area on people's property would be difficult.

Michael Zierler discusses how this report is more of a visual, with an idea to bring new buildings forward more, with less curb cuts. They have not had any applications submitted since this report was developed for this zone. Rich Steffens discusses parking guidelines, with regards to different uses having different requirements. Lagusta Yearwood agrees that the parking requirements do make things difficult. Michael Zierler states that they simply changed the wording to be able to use the table as a guideline, and not necessarily a requirement.

Mike Calimano discusses making the Town Planning Board minutes available to the Village Planning Board members, and vice versa.

Amy Cohen discusses more long term parking options within the village. It would help local business owners. More signage pointing out where the parking lots are, would also help as well, especially with all of the impending connectivity of the bike paths and rail trails. There is continued discussion of the longer term parking by the water treatment plant. It is agreed that it does need to be stripped and lighted.

Liz Harschow discusses that though she loves the idea of rear yard parking, she also has concerns with regards to handicapped persons.

Michael Zierler discusses a workshop he recently went to concerning planning in downtown areas. He has a lot of material with regards to parking issues, landscape, etc. He will make sure that the Town Planning Board gets this information.

Adele Ruger would like to have a discussion on the bridge, being as though it connects the Village and the Town. Mike Calimano states that there is a community committee that has already met, and will be meeting again. It was noticed in the paper, so if people want to participate, they should look for the next meeting announcement.

Mike Calimano discusses bike and pedestrian trails plans. Michael Zierler would like to see a map of the proposed trails and connections, so that they could see what it will actually look like. Mike Calimano believes they do have an overlay map.

Mike Calimano states how all new Planning Board applications that come before the Town for review do have sidewalk easements built in to their approvals.

Mike Calimano asks Jeff Logan about the status of the joint comprehensive master plan. Jeff Logan states that the Town and Village have agreed to hire a new joint planner. The Village Planner has resigned, but will stay on as a consultant until a new planner is hired by both municipalities. It is a lot of work, and any Planning Board members who would like to be involved in this working group are invited to do so. It will take a lot of manpower. Jeff Logan discusses how there are many issues as well as great opportunity. He discusses the current annexation application that is up before both the Town and the Village. Lyle Nolan would like to see less time on historical issues, and more time on issues that will move us forward.

Maurice Weitman would like to see a comparison of the two Village design standards. He would like to look at the two documents simultaneously and see what is different. This would help with the drafting of the joint comprehensive master plan.

There is a discussion on signage. Rich Steffens has issues with neighboring towns as well. Jeff Logan states how it took the Town at least three years to develop their new sign laws. There is continued discussion on signage issues.

Mike Calimano states that there is a lot of work that can be done together. There is a discussion on design standards as opposed to architectural review. He would also like to get together with the Village on MS4 discussions.

Mike Calimano also states how the DEC came out with a list of new native invasive species, and we need to be aware of these when looking landscaping plans.

There is a brief mention of the LP Builders subdivision that is before the Town Planning Board, and how maybe the Village Planning Board should take a look at this also.

Mike Calimano discusses the possibilities of doing joint training sessions. He would also like to discuss further joint meetings, and what may trigger a meeting between the Town and Village Planning Boards. There are several possibilities.

Maurice Weitman brings up the County's idea of a transportation hub, with regards to the current bus station. Mike Calimano states that the County is looking at alternative sites, due to the limitations of the existing site on Main Street that they currently lease.

Lyle Nolan brings up the fact that SUNY has built a new hub for buses on the East side of Route 32. John Litton mentions that this is only convenient to the SUNY students. There is discussion on the SUNY sponsored LOOP and that can bring people to alternate bus hubs.

There is a discussion on the fact that the Town allows for open public comment at the beginning of each meeting, and the Village does not.

Lagusta Yearwood discusses the opportunity for the ENCB to comment at meetings on applications. She feels they are a valuable tool to the Planning Board.

Maurice Weitman discusses how he feels that it is very important for the entire Planning Board to be involved in the Master Plan.

There is a discussion on doing future joint meetings. Since the Town Planning Board does now have workshop meetings, Maurice Weitman believes that his Board members would be agreeable to joining in at the Town's meetings.

Jeff Logan mentions the water district meeting this Wednesday evening, March 25 at 7 pm. He also mentions the upcoming Bridge committee meeting on April 8 at 1 pm.

Amy Cohen is interested in creating a walkable area along the river. There is a discussion on using the footings for the temporary bridge, that will be constructed for the bridge renovations, as a pedestrian bridge.

Meeting adjourned at 8:47 pm.

These minutes respectfully submitted by Kelly O'Donnell