



Town of New Paltz Planning Board
Regular Meeting of Monday, **February 13, 2023**
7:00 PM In Person
Town of New Paltz Courthouse
59 N. Putt Corners Road, New Paltz, NY
and 11260 N. 92nd Street, Scottsdale, AZ 85260

APPROVED MINUTES

Present: Adele Ruger (Chair), Lyle Nolan (Deputy Chair), Adrian Capulli, and Jennifer Welles

Also present: Andy Willingham (Planning Board Engineer)
Ashely Torre (Planning Board Attorney)

Attended via Zoom: Jane Schanberg

Absent: Matthew DiDonna

Administrative Business

A quorum check for the February 27, 2023 meeting was held. Mr. Capulli indicated he may not be at this meeting, and the remainder of members responded they would be available to attend.

A motion to approve the minutes of the January 23, 2022 meeting was made by Deputy-Chair Nolan and seconded by Ms. Schanberg, with all voting in favor.

The Chair then addressed the escrow establishment for Mikulewicz's Wetland Permit application at 98 Prospect Street (PB23-050) and Deputy-Chair Nolan made a motion to set the fund at \$2,500 with a replenishment level of \$625. Ms. Welles seconded, and all voted in favor unanimously.

The Chair then asked if there was anyone in attendance wishing to make a public comment and there were none.

Application Review

1. WETLAND PERMIT

PB23-050

Location: 98 Prospect Street

Applicant: Matt Kirkham for owner, Katherine Mikulewicz

Zoning: R-1

SBL: 86.8-1-34

The applicant was advised to submit a copy of the deeded right of way for gaining access to the property from the road. Deputy-Chair Nolan asked whether the existing foundation will be used or if the applicant will be replacing it and whether the existing septic is functional and will have acceptable capacity. The Board will refer this application to the EnCB and have the Town's Wetland Inspector go to the site and determine if a long or short form EAF is required and if there is conformance with §139. The applicant was advised by the Board Engineer to submit a site plan drafted by an engineer, architect or land surveyor or landscape architect which should include contour lines, site improvements and upgrades/repairs to existing conditions as well as proposed areas of buffer disturbance.

2. SITE PLAN/SPECIAL USE PERMIT/WETLAND PERMIT

PB20-08 – PB20-09

Location: 60 Jansen Rd.

Applicant: Homeland Towers

Zoning District: R-1 SBL: 86.4-2-16

The applicant agreed to have an updated site plan prepared by their engineer to reflect driveway detail including additional drainage details on the access road, the cross pitch of the road and confirm the length of the existing road. Mr. Gaudioso reminded the Board that the Town of New Paltz's EnCB preferred the Access Road Option 1 (remove 15 trees/replant with 20) over Access Road Option 2 (remove 64 trees/replant with 75). (The options are viewable on plan C1C in the FEIS.) Both options provide for a \$20,000 fund to be used at the discretion of the Planning Board. The new trees would be placed in locations decided by the EnCB, Planning Board and Town Engineer once construction has concluded. The applicant will also replace anything which dies during a two-year period after construction is completed.

The applicant brought a sample of the two colors used on the monopoles: pine-cone brown or thunder grey, and distributed copies of three enlarged photographs of monopine models.

The members then voted on which Access Road Option was preferred:

Adrian Capulli	Option One
Jennifer Welles	Option One
Adele Ruger	Option One
Lyle Nolan	Option One
Jane Schanberg	Option One

Mr. Gaudioso stated he will forward photos to the Board of the Homeland Towers monopole style cell tower, and reminded the Board that there was agreement by Verizon to limit the number of carrier antennas and move the antennas inwards at the top of the pole. The photos will show a typical build-out. Mr. Gaudioso will also send the Board the paint codes for the pine-cone brown and thunder grey paint colors.

3. SUBDIVISION

PB22-422

Location: 4 Julia Avenue

Applicant: Matthew Aube

Zoning District: A1.5 SBL: 86.1-2-17

The applicant presented to the Board a set of 8 ½ X 11" paper copies of color photographs taken of the site. The Board and its consultants discussed the applicant's waiver requests with Mr. Aube and his engineer, Robert J. James, PE, LS.

Ms. Schanberg made a motion to grant the waivers for the reasons given by the applicant and Deputy-Chair Nolan seconded with no further discussion and all voting in favor of the motion.

Deputy-Chair Nolan made a motion for the Board to issue a SEQRA Negative Declaration of Significance which was seconded by Mr. Capulli. There was no further discussion and all voted in favor of the motion.

Deputy-Chair Nolan made a motion to schedule a public hearing for March 13 which was seconded by Mr. Capulli. There was no further discussion and all voted in favor of the motion.

Other Matters

Board continued their earlier discussion from the January 23 Board meeting regarding the draft subdivision cluster regulation revisions. A motion was made by Ms. Schanberg to authorize the Planning Board Attorney to send the proposed subdivision revisions to the Town Board. The motion was seconded by Deputy-Chair Nolan with no further discussion and all voted in favor of the motion.

Adjourn

Ms. Schanberg made a motion to adjourn, with Deputy-Chair Nolan seconding, and all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the February 13, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=gDCqPggOzHU>



TOWN OF NEW PALTZ PLANNING BOARD
APPLICATION REVIEW / DECISION DOCUMENT "TRACKING SHEET"

Meeting Date: _____

Applicant: Katherine Mikulewicz
Property Address: 98 Prospect St.
Proposal: Wetland Permit

REFERRAL(S): ☐ ZBA ☐ EnCC ☐ HPC ☐ Water/Sewer ☐ Highway ☐ TN BD ☐ County ☐ _____

SEQR: ☐ Type I ☐ Unlisted ☐ Type II
☐ Lead Agency _____ ☐ None Designated
☐ Short EAF ☐ Long EAF
☐ Negative Declaration ☐ Positive Declaration

PUBLIC HEARING DATE: _____ TIME: _____ CONTINUED TO: _____

ISSUES TO BE CLARIFIED:

Will existing foundation be used or will
excavation for new one be required?
will a short or long form EAF be used?
plans should include everything be inside
the wetland buffer
grading + slope stabilization - clarify
additional excavation to be looked at
by wetland inspector

ADDITIONAL INFORMATION REQUIRED:

deded right of way for driveway to road
septic to well - make sure septic sufficient
wetland inspector needs to go out again if
will determine if long or short EAF needed
(stacey indicated long form)
refer to ENCB + wetland inspector
need variance possibly for driveway + private road +

DECISION: ☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Incomplete maintenance agreement

Special Conditions: _____

Signatures: [Signature] [Signature] [Signature]
Planning Board Chair Applicant Planning Board Contact



TOWN OF NEW PALTZ PLANNING BOARD
APPLICATION REVIEW / DECISION DOCUMENT "TRACKING SHEET"

Meeting Date: 2/15/23

Applicant:

Humbert Towers

Property Address:

60 Jansen Rd.

Proposal:

Cell Tower

REFERRAL(S): ☐ ZBA ☐ EnCC ☐ HPC ☐ Water/Sewer ☐ Highway ☐ TNBD ☐ County ☐

SEQR:

☐ Type I ☐ Unlisted ☐ Type II
☐ Lead Agency ☐ None Designated
☐ Short EAF ☐ Long EAF
☐ Negative Declaration ☐ Positive Declaration

PUBLIC HEARING DATE: 2/13/23 TIME: 7:35 CONTINUED TO: _____

ISSUES TO BE CLARIFIED: Willingham List Area

ADDITIONAL INFORMATION REQUIRED: Show Drive Detail / Tree location for Drive way 1.

DECISION: ☐ Approved ☐ Approved w/ conditions ☐ Denied ☐ Incomplete

Special Conditions: Option 1 Drive way to be used

Signatures:

[Signature]
Planning Board Chair

[Signature]
Applicant

[Signature]
Planning Board Contact