



Town of New Paltz Planning Board  
Regular Meeting of Monday, **January 8, 2024**  
7:00 PM In Person  
Town of New Paltz Courthouse  
59 N. Putt Corners Road, New Paltz, NY

## **APPROVED MINUTES**

**Present:** Lyle Nolan (Deputy Chair), Matt DiDonna, Jane Schanberg, Jennifer Wells, Lauren McPadden and Adrian Capulli

**Also present:** Chair, Adele Ruger attended via Zoom  
Ashley Torre (Planning Board Attorney)  
Andrew Willingham (Planning Board Engineer)  
Kurt Sutherland (Planning Board Architect)

### **Administrative Business**

A motion to approve the minutes of November 27, 2023 meeting, as amended was moved by Ms. Schanberg and seconded by Mr. Capulli with no further discussion and all voting in favor.

### **Public Comment**

The Deputy Chair asked if there was anyone in attendance wishing to make a public comment and there was none. *(See Other Business)*

### **Application Review**

#### **SUBDIVISION/SITE PLAN/WETLANDS/WATERCOURSE PERMIT**

PB21-264

Location: 500 Main Street

Applicant: Hudson Valley Credit Union

Zoning: Gateway SBL: 87.9-1-21.100

Roger Keating, PE, of LaBella Associates appeared before the board on behalf of Hudson Valley Credit Union's request for an extension to the site plan/wetland permit approval, which was granted by the board in 2023. He explained to the board the need for the extension request was due to changes in management at the bank, who is evaluating their bank branches. Mr. Keating also referenced a potential for the site to become a part of the public sewer system in that area, which is desirable to the applicant.

Ms. Torre stated there is no expiration for HVCU's site plan approval, but the wetland permit did expire on December 14, 2023. The planning board is able to grant two, ninety-day extensions for this permit.

The Deputy Chair made a motion to grant the applicant two, ninety-day extensions to the wetland permit approval. The motion was seconded by Ms. Wells with all voting in favor and no further discussion. The new expiration date is now set for June 11, 2024.

#### SITE PLAN/SPECIAL USE

PB21-230

Location: 53 North Ohioville Road

Applicant: Matt Eyler/NP Industry Hub, LLC

Zoning District: I-1                      SBL: 87.5-1-44.21

The Chair recused herself from this application review. Matt Eyler and his consultant, Larry Marshall from Mercurio Norton appeared before the board. The applicant seeks site plan approval for a 30K square foot flexible building and to be included in the sewer district which they intend to make an application to the Town Board.

Andrew Willingham, the Board's engineer went over the required changes the applicant needs to make to his recent submission in support of his application. There were also other items which are required including something in writing from the sewer department verifying the available capacity of 3K gallons/day and a trip generation letter reflecting the most intense of proposed uses. Ms. Schanberg made a request to the applicant that the Board be able to attend a site visit and to provide a basic rendering of the building with views of same from the road.

Mr. Marshall stated if the sewer approval did not happen, they would be developing an on-site wastewater disposal system.

The applicant will make the required changes to their submissions, obtain the recommended documentation, and create a site rendering before requesting an additional appearance before the Board.

A motion to classify the action as unlisted and declare the Board's intent to be Lead Agency was made by Ms. Schanberg and seconded by the Deputy-Chair with all voting in favor with no further discussion.

#### SITE PLAN/WETLANDS/WATERCOURSE PERMIT

PB22-496

Location: 27 N. Putt Corners

Applicant: Bimbo Bakeries, USA

Zoning District: I-1                      SBL: 86.8-5-13

Ryan DeSalvatore of Alfandre Architecture appeared before the Board on behalf of Bimbo Bakeries USA and stated that the planning board engineer's review were all easily addressable and that he looked forward to receiving the wetland inspector's review comments. Mr. DeSalvatore also stated that the water and sewer applications to the Village and Town Boards were in process. The applicant has received their DEC permit for the wetland buffer disturbance.

Mr. Willingham went over the changes/edits required to be made by the applicant.

Mr. Sutherland stated the applicants have done a good job incorporating the new entrance way into the front elevation.

Mr. DiDonna made a motion to refer the proposed application to the Ulster County Planning Board and the Deputy-Chair seconded and all voted in favor with no further discussion.

Mr. DiDonna directed Mr. Willingham to prepare Part II of the applicant's FEAF.

### **Other Business**

Ms. McPadden asked the Board if they were required to take any action with regard to a letter submitted by a town resident regarding a section of forested land of approximately 25 acres (out of the 57 acres the County owns) south of Paradies Lane. The resident is hoping a Land Trust be created for this portion of the site.

Ms. Torre responded that since the resident has been touch with Dennis Doyle, head of the Ulster County Planning Board "for a year or more" and because the land is now owned by the county, there is nothing for this board to do.

### **Adjourn**

A motion to adjourn was moved by Mr. DiDonna and seconded by Ms. Schanberg with all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the November 27, 2023 Planning Board meeting can be found at:  
<https://www.youtube.com/watch?v=tRXOrrJXM-8>