



Town of New Paltz Planning Board
Regular Meeting of Monday, **June 12, 2023**
7:00 PM In Person
Town of New Paltz Courthouse
59 N. Putt Corners Road, New Paltz, NY

APPROVED MINUTES

Present: Adele Ruger (Chair), Adrian Capulli, Matthew DiDonna, Jane Schanberg, and Lauren McPadden

Absent: Lyle Nolan (Deputy Chair)
Jennifer Welles

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

Administrative Business

A quorum check for the June 26, 2023 meeting was held. It was determined that there would not be enough members in attendance for the meeting.

The Chair then asked if there was anyone there wishing to make a public comment and Rose Rudnitski, member of the TONP Environmental Conservation Board read a letter to the Planning Board regarding 1 Mare's Trail, endorsing Wetland Inspector Carabetta's advisements. The EnCB also commended the applicant for proposing to use native species in their restoration plan and making changes to their site plan to reduce impacts to the wetland.

Application Review

WETLAND PERMIT	PB23-006
Location: 1 Mare's Trail	Applicant: Hudson Valley Contractors
SBL: 78.16-1-6-440	Zoning: R-1

A motion was made to classify the project as a Type II under SEQR by Ms. Ms. Schanberg and seconded by Ms. McPadden with no further discussion and all voting in favor.

A motion was made to waive the requirement of holding a public hearing by Ms. Schanberg and seconded by Mr. Capulli with no further discussion and all voting in favor.

The Specific Conditions of the draft Resolution were read aloud by Mr. DiDonna.

A motion was made by Mr. DiDonna to approve the resolution as amended and seconded by Ms. Schanberg with no further discussion and all voting in favor as follows:

Mr. DiDonna "Aye"
Ms. Schanberg "Aye"
Chair Ruger "Aye"
Mr. Capulli "Aye"
Ms. McPadden "Aye"

Public Hearing

SUBDIVISION	PB22-67
Location: 350 N. Ohioville Rd	Applicant: STEFAN BOHDANOWYCZ
SBL: 79.3-3-38 and 39	Zoning District: A-3

A motion to open the public hearing was made by Mr. DiDonna and seconded by Ms. McPadden with no further discussion and all voting in favor.

Donald Bruschi, of 523 N. Ohioville Road rose and stated his objections to the proposed subdivision.

Steve Meyen, Manager of Mid-Hudson Sporting Clays, 411 N. Ohioville Road, rose and stated their objections and concerns to the proposed subdivision due to the gun range's proximity to the subject properties. He also submitted a letter to the planning board drafted by their attorney, George Calganini, Esq.

There were no additional attendees who wished to comment. A motion was made to adjourn the public hearing to July 10 by Mr. Capulli and seconded by Ms. McPadden with no further discussion and all voting in favor of the motion.

Application Review

SUBDIVISION	PB22-67
Location: 350 N. Ohioville Rd.	Applicant: STEFAN BOHDANOWYCZ
SBL: 79.3-3-38 and 39	Zoning District: A-3

Ms. Brooks distributed a cluster map to the Board and went over the details of the subdivision. She will forward PDFs of her correspondence to the Fire Department and Board of Health approvals to the planning board secretary for the July 10 meeting. Ms. Brooks continues to work with the Town Board's attorney regarding the dedication of the subdivision's road to the Town.

Ms. Torre suggested a note be placed on the final subdivision map and deed with wording advising potential buyers of the noise generated by adjacent gun range's activities.

Other Matters

The members then discussed the draft Accessory Dwelling Unit amendment to the Code as presented by the Town Board.

A motion to authorize the planning board attorney to draft a letter to the Town Board summarizing the planning board's comments in regard to the draft ADU amendment was made by Mr. Capulli and seconded by Ms. Schanberg with all voting in favor after no further discussion.

Adjourn

Ms. Schanberg made a motion to adjourn, with Mr. Capulli seconding, and all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the June 12, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=CfN2YIbMhN4&t=2894s>