



Town of New Paltz Planning Board
Regular Meeting of Monday, **March 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

MINUTES

NOTE: Due to Governor Hochul's declaration of a state of emergency, this Planning Board meeting was conducted via Zoom.

Attended via Zoom: Adele Ruger (Chair), Lyle Nolan (Deputy Chair), Adrian Capulli, and Jennifer Welles, Lauren McPadden, Jane Schanberg

Andy Willingham (Planning Board Engineer)
Ashely Torre (Planning Board Attorney)

Absent: Matthew DiDonna

Administrative Business

A quorum check for the March 27, 2023 meeting was held with all members indicating they would be available to attend except Ms. Welles.

A motion to approve the minutes of the March 6, 2023 meeting was made by Mr. Capulli and seconded by Ms. Schanberg, with all voting in favor.

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

Public Hearing

LOT LINE REVISION/SUBDIVISION - PB22-422

Location: 4 Julia Avenue Applicant: Matthew Aube
Zoning District: A1.5 SBL: 86.1-2-17 and SBL: 86.1-2-58

A motion to open the public hearing was made by Deputy-Chair Nolan, seconded by Ms. Schanberg, with all voting in favor.

There were no comments submitted to the Planning Board secretary in regard to this application, nor were there any members of the public in attendance to do so.

A motion to adjourn the public hearing to the March 27, 2023 planning board meeting was made by Ms. Schanberg with Deputy-Chair Nolan seconding and all voting in favor.

Application Review

LOT LINE REVISION/SUBDIVISION - PB22-422

Location: 4 Julia Avenue Applicant: Matthew Aube
Zoning District: A1.5 SBL: 86.1-2-17 and SBL: 86.1-2-58

Board member Jennifer Welles recused herself from this application review.

All issues have been addressed with this application and Mr. Willingham confirmed this, stating he had nothing to add. A determination needed to be made if recreation fees would be required.

A motion was made by Deputy-Chair Nolan to authorize the Planning Board attorney to draft a resolution seconded by Mr. Capulli, with all voting in favor.

WETLAND PERMIT - PB23-006

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

The Town's Wetland Inspector, Mark Carabetta attended the meeting and requested the applicant revise the February 13, 2023 site plan to no longer show the 50 foot buffer, so that only a 100 foot buffer is shown. Also, the site plan needs to indicate all areas of disturbance, clearing of vegetation, proposed drainage and grading. The Wetlands Inspector recommended the applicant move the house away from the edge of the wetland buffer and some restoration methods to the vegetation to mitigate the impact of this development.

Once the revised plans are deemed complete, Mr. Carabetta and the EnCB will review and comment before going back before the Planning Board.

Mr. Willingham stated that by law, the applicant must minimize the disturbance as much as possible. The revised plan must show the proposed grading and proposed contours which are required in the Code. The applicant should clarify if he is building a reserve area or not, and remove it from the plan.

SITE PLAN - 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.

The applicant and his consultant, Zack Peters from Mercurio-Norton, appeared before the Board to discuss the recent submission of a revised site plan and descriptive cover letter.

The applicant now proposes to construct a single-story 30,000 square foot “flex space” building with five types of uses as permitted in the I-1 zoning district.

Mr. Willingham recommended the applicant confirm with the Town Sewer Department that the estimated wastewater flow rate of 3,000 gallons/day can be accommodated in sewer district #6. Eighty-five parking spaces are now shown on the plan, and he agreed that number is the most parking to be required.

Attorney Torre requested the applicant submit a revised EAF once they make their next submission to reflect the current proposal, and add any other agency approvals they will need, including the Town Board for the sewer district and make sure it includes the nearby remediation site information from the mapper.

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

Vincent Xavier from Homeland Towers appeared before the Board.

Mr. Willingham went over the recommendations he made to the Board in his letter of March 8.

Ms. Schanberg asked how the new plantings were going to be maintained. Attorney Torre responded that the maintenance of the trees will be a condition of approval, so it will be up to owner or applicant to be doing that, as long as it is done. Any violation could be made against either the owner or applicant.

Mr. Xavier stated he agreed with most of the recommendations made by Mr. Willingham except for the proposed additional drainage which his engineer believes is not needed.

Mr. Xavier went over the cell tower colors and styles available for the Board to consider. Whatever color is selected by the Board will also be applied to the brackets, mounts and antennas at the top.

The Chair recommended waiting until the next meeting with Homeland Towers to make a decision on the style/color of the cell tower.

A motion to authorize the Planning Board attorney was made by Chair Ruger, and seconded by Ms. McPadden, with no further discussion, and all voting in favor.

Other Matters

The Chair addressed the need for a liaison with the EnCB. Deputy-Chair Nolan volunteered to try to fill the position.

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 March 13, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=nwP1ipKTa-U>