



Town of New Paltz Planning Board
Regular Meeting of Monday, **March 6, 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, Jennifer Welles, Matthew DiDonna, Lauren McPadden

Also present: Andy Willingham (Planning Board Engineer)
Kurt Sutherland, KWS Architecture (Planning Board Architect)

Attended via Zoom: Jane Schanberg

Absent: Ashely Torre (Planning Board Attorney)

Administrative Business

A quorum check for the March 13, 2023 meeting was held. All members responded they would be available to attend this meeting.

A motion to approve the minutes of the February 13, 2023 meeting was made by Mr. DiDonna and seconded by Mr. Capulli, with all voting in favor.

The Chair then welcomed the new Board Member, Lauren McPadden.

The Chair then addressed the escrow establishment for Reich/Goldman Site Plan application at 381-383 Springtown Road (PB23-068) and Mr. DiDonna made a motion to set the fund at \$2,000 with a replenishment level of \$625. Deputy-Chair Nolan seconded, and all voted in favor unanimously.

The Chair then asked if there was anyone in attendance wishing to make a public comment and no one came forward.

Application Review

1. *SITE PLAN* - PB23-068, Location: 381-383 Springtown Road
Applicant: Lee Reich and Deborah Goldman
Zoning: FF SBL: 78.1-2-6

The applicant proposes to replace one of two (2) single family homes with a larger two-bedroom house in a separate location on the 1.75 acre parcel including construction of a new septic system, well, driveway and associated utilities.

Mr. Willingham stated the lot is pre-existing, non-compliant and the new proposed house will increase the non-compliance. Mr. DiDonna suggested the applicant contact the Building Inspector to obtain information of what his options are. The Chair told the applicant that the Board was referring his project to the Building Inspector who would review and advise the Board accordingly.

A motion to classify this application as a Type II under SEQR was made by Mr. Capulli with Deputy-Chair Nolan seconding, and all voting in favor.

2. *SITE PLAN/GRADING* - PB22-490, Location: 64 Millrock Road
Applicant: Thomas and Mary Kastner
Zoning: R-1 SBL: 86.8-2-3

Mr. Willingham went over his suggested answers on the EAF Part II. The Chair asked for a roll call vote to adopt the negative declaration, and a motion was made by Mr. DiDonna with Deputy-Chair Nolan seconding and all voting in favor. The results of the roll call are as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Lyle Nolan	X		
Adele Ruger	X		
Jennifer Welles	X		
Adrian Capulli	X		
Lauren McPadden	X		
Matthew DiDonna	X		
Jane Schanberg	X		

Mr. DiDonna read the draft Resolution, prepared by the Planning Board Attorney. A motion was made by Mr. DiDonna to accept the Resolution and seconded by Mr. Cappuli, with all voting in favor. A roll call vote followed:

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Lyle Nolan	X		
Adele Ruger	X		
Jennifer Welles	X		
Adrian Capulli	X		
Lauren McPadden	X		
Matthew DiDonna	X		
Jane Schanberg	X		

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

Mr. Willingham went over his comments to the Board of February 22 regarding this application.

The Chair requested that the Board's Wetland Inspector attend the next Board meeting in which the applicants appear, after they submit the requested documentation.

4. *SITE CHANGE/SIGN APPLICATION* - PB23-010, Location: 409 Main Street
Applicant: GTY/CPD Group
Zoning District: GB SBL: 86.12-5-5

The applicant told the Board that he has appeared before the Town of New Paltz Zoning Board and is waiting for a letter from the Building Inspector in regard to a determination of the existing signage.

The Board's Architect, Kurt Sutherland appeared and went over his comments to the Board of February 23. He stated which site details are in conformance with the code. Instead of moving in the direction of greater conformance with the Town's Gateway Biz District aesthetics, applicant is moving in other direction. Canopy and building styles and colors are conflicting. He recommended extending the dentil moulding over the windows of the market and that the applicant reach out to their architect and look at new options. The Chair told the applicant their architect could call Mr. Sutherland directly.

Other Matters

The Chair distributed copies of the Town Board's Resolution for the NRI and the City of Poughkeepsie's NRI Mapper instructional.

Adjourn

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

Submitted by Kristine Tabasko

NOTE: A full viewing of the March 6, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=K8fulr6rnY4&t=19s>



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

Meeting Date: 3/6/23

Applicant:

HV Contractors

Property Address:

1 Mare's Trail

Proposal:

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:

- Wetland Inspector
- address each of the ~~Engineer's~~ comments
- Septic can be moved towards road to reduce impact on buffer
- Need to fill out long form or short form wetland application - determined by wetland inspector - invite him to next meeting
- submit response to each of engineer's comments

ADDITIONAL INFORMATION REQUIRED: _____

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

Special Conditions: _____

Signatures:

[Signature]
Planning Board Chair

[Signature]
Applicant

Planning Board Contact