



Town of New Paltz Planning Board
Regular Meeting of Monday, **May 22, 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), Lyle Nolan (Deputy Chair), Matthew DiDonna, Jane Schanberg, Jennifer Welles and Lauren McPadden

Absent: Adrian Capulli

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

Administrative Business

A quorum check for the June 12, 2023 meeting was held. All indicated their availability.

A motion to approve the minutes of the May 8, 2023 meeting was made by Ms. Schanberg and seconded by Deputy Chair Nolan, with no further discussion and all voting in favor.

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

Application Review

SUBDIVISION	PB22-329
Location: 51 Horsenden Road	Applicant: James Rappa
SBL: 78.2-3-26.110	Zoning: A-3

Ms. Schanberg made a motion to set the recreation fee, seconded by Ms. Welles and all voting in favor with no further discussion. The specific conditions of the final resolution were read aloud by Ms. Welles. A motion to accept the resolution as drafted was made by Deputy Chair Nolan and seconded by Ms. Welles with no further discussion and all voting in favor as follows:

Mr. DiDonna "Aye"
Ms. Schanberg "Aye"
Deputy Chair Nolan "Aye"
Chair Ruger "Aye"
Ms. Welles "Aye"
Ms. McPadden "Aye"

The motion passed unanimously.

SITE PLAN/WETLAND PERMIT	PB22-496
Location: 27 N. Putt Corners	Applicant: BIMBO BAKERIES, USA
Zoning District: I-1	SBL: 86.8-5-13

The applicant's consultant, John Montagne, went over the proposed site plan details including the proposed façade changes. The Board's Architect, Kurt Sutherland, made several suggestions to the applicant's architect, Ryan DeSalvatore of Alfandre Architecture. The Board's engineer went over his written recommendations, including the need for the applicant to obtain a wetland permit from the Department of Environmental Conservation as well as the Town.

A motion to assume Lead Agency was made by Ms. Schanberg and seconded by Ms. McPadden, and all voting in favor with no further discussion.

Attorney Torre pointed out to the Board that since they are the lead agency for this application and SEQRA is not as yet completed, the applicant will need to return to the Zoning Board of Appeals for re-approval of the variances after the Planning Board completes SEQRA.

Ms. Torre also referred the applicant to §140-18.D.2.d of the Town Code which requires screening for property that is adjacent to a residential or business district. Engineer Willingham advised that the zoning district boundary does not follow the property line so this section is not applicable.

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

The applicant, Tom Kievit, reported to the Board that he had met with the Board's architect in relation to the design. He also stated the Zoning Board of Appeals had denied his area variance for additional signage. The canopy over the pumps will remain as is and will be cleaned and possibly painted. The latest design concepts for the store is to clean up the trim lines and incorporate the ideas discussed during the site visit with the Board's architect.

The Board's architect pointed out other insights with regard to the building's front siding and corner sections. The Board's engineer asked the applicant to update the site plan to include the site disturbance due to removing the monument sign and reminded the applicant he needs to submit a lighting plan.

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

The applicant's surveyor retold recent history of appearances before the Board. Discussion ensued regarding the open space area of the cluster plan versus the conventional subdivision map. Ms. Brooks was advised to submit a cluster sketch plan for review.

Mr. Willingham stated that after having spoken to the Board's Wetland Inspector today, it was very unlikely that the project would be in the wetland buffers of neighboring properties and to verify that might not be possible. The Chair stated the Board had to go with the inspector's best opinion.

Ms. Schanberg made a motion to issue a negative declaration and Ms. Welles seconded with all voting in favor without further discussion.

Ms. Schanberg made a motion to schedule a public hearing for this application with Ms. Welles seconding and all voting in favor without further discussion.

Mr. Willingham asked Ms. Brooks about the status of the buildings which need to be removed from the property. She responded that the applicant would be filing demolition permit applications with the building department.

Adjourn

Ms. Welles 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 May 22, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=xjbiPD0Zeno&t=3063s>



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

Meeting Date: 5/22/23

Applicant: GT4/CPD Group
Property Address: 409 Main St
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: at curtilage wrap
architectural details on front windows - frieze board
(match mullions on windows)
add portico or canopy?
work with architect
lighting plan
site disturbance if changing sign

ADDITIONAL INFORMATION REQUIRED: _____

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

Special Conditions: _____

Signatures:

[Signature]
Planning Board Chair

[Signature]
Applicant

Planning Board Contact



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

Meeting Date: 5-22-23

Applicant: Brimbo Bakeries
Property Address: 297 Dutch Point Circle, New Paltz, NY 12561
Proposal: Site plan

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

SEQR: ☐ Type I ☐ Unlisted ☐ Type II
☐ Lead Agency ☐ Nons Designated
☐ Short EAF ☐ Long EAF
☐ Negative Declaration ☐ Positive Declaration

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

ISSUES TO BE CLARIFIED: _____

ADDITIONAL INFORMATION REQUIRED: NY State permit
How many EV charging stations to be served from main to Dist #1
Town Board Water District
Long term wetland permit
dark sky lighting
landscaping plan
infiltration
decompacting islands

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

Special Conditions: _____

Signatures: _____
Planning Board Chair [Signature] Applicant [Signature] Planning Board Contact Lyle Nolan