



Town of New Paltz Planning Board  
Regular Meeting of Monday, **May 8, 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), Adrian Capulli, Matthew DiDonna, Jane Schanberg, Jennifer Welles and Lauren McPadden

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

### **Administrative Business**

A quorum check for the May 22, 2023 meeting was held. All indicated their availability.

A motion to approve the minutes of the April 10, 2023 meeting was made by Deputy Chair Nolan and seconded by Ms. Schanberg, with no further discussion and all voting in favor.

The Chair then asked for a motion to establish an escrow for the Accessory Apartment application for 7 Watch Hill Road of \$1500 with a replenish amount of \$625. Ms. Schanberg moved this motion which was seconded by Ms. Welles 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**

ACCESSORY APARTMENT	PB23-166	
7 Watch Hill Road	Applicant: Floyd Kniffen	Owner: Sean and Kim Verney
SBL: 86.18-1-35	Zoning: R-1	

Floyd Kniffen appeared on behalf of the applicant and John Andrews (Rhode, Soyka and Andrews) appeared as the Planning Board engineer.

Mr. Andrews outlined additional documentation which must be provided to the Board, including Board of Health approval from the County for the septic system which dates to 1974. The site must be updated to include items visible in the aerial imagery available from the County in 2021. The parking spaces must be delineated on the site plan.

Deputy Nolan made a motion to classify this application as a Type II. The motion was seconded by Ms. Schanberg and all voted in favor without further discussion or commentary.

### **Public Hearing**

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

Deputy Nolan made a motion to open the public hearing and Ms. Schanberg seconded with all voting in favor without further discussion.

The Chair noted there was no one there to offer any public comment and asked the members if there was any reason not to close the public hearing and there was none.

Ms. Schanberg made a motion to close the public hearing and Ms. Welles seconded with all voting in favor without further discussion.

### **Application Reviews - Continued**

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

Messrs. Hagopian and Rappa were in attendance. Mr. Willingham stated all issues have been addressed.

Ms. Schanberg made a motion to authorize Ms. Torre to draft a resolution in time for the May 22 meeting. The motion was seconded by Mr. Capulli with all voting in favor without further discussion.

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

Mr. Willingham addressed his review comments of May 3. He recommended that the applicant move the septic system an additional 25 feet to the north, away from the wetland buffer. The applicant responded that doing so will require digging test holes leading to potential tree damage due to the machinery used to do so. The applicant noted that he wants to preserve the tree line in this area. The Board indicated that the current location of the septic system is acceptable. Mr. Willingham also questioned why the applicant's construction plan includes both the primary septic and reserve area, thereby increasing wetland disturbance. Mr. Willingham suggested finding a way to separate the primary septic and reserve area and show they are reducing the disturbance to the wetland buffer to the greatest extent practicable. The applicant was advised to submit a landscaping plan which will include specific plants and a planting schedule and show how they are compensating for the buffer disturbance. The applicant should mark the wetland buffer area and provide dates for members to attend a site visit.

Ms. Torre reminded the applicant and Board that once the application is complete, and has been deemed to be complete by the Wetland Inspector, it must be referred to the Town of New Paltz's Environmental Conservation Board (EnCB) whose next meeting is May 18. The complete application also has to be referred to the Wetland Inspector under the Code.

Ms. Schanberg made a motion to refer the applicant's complete application to the EnCB upon the Wetland Inspector's confirmation that the application is complete. The motion was seconded by Ms. Welles with no further discussion and all voting in favor.

Mr. Capulli made a motion to refer this application to the Ulster County Planning Board upon receipt of the applicant's complete application. The motion was seconded by Ms. McPadden with no further discussion and all voted in favor.

Ms. Schanberg made a motion to amend her previous motion, to refer the applicant's complete application to the EnCB upon confirmation by the Wetland Inspector or Mr. Willingham that the application is complete.

SIMPLIFIED SITE PLAN	PB23-172
Location: 258-268 Main Street	Applicant: H&J Group 1 JSNN LLC
SBL: 86.12-3-31	Zoning: B-2

John Josephs and Hamin Patel appeared before the Board. Mr. Willingham reviewed his comment letter to the Chair. There are no adverse impacts anticipated from this project.

Mr. DiDonna made a motion to classify the project as a Type II. Ms. Schanberg seconded the motion and all voted in favor with no further discussion.

Mr. DiDonna made a motion to waive the site plan review by the Board under §140-51.3 and Ms. Welles seconded the motion with all voting in favor without further discussion.

Mr. DiDonna made a motion to approve the applicant's simplified site plan with Ms. Schanberg seconding and all voting in favor without further discussion.

### **Adjourn**

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

Submitted by Kristine Tabasko

NOTE: A full viewing of the May 8, 2023 Planning Board meeting can be found at:  
<https://www.youtube.com/watch?v=fjbjyWB0wYI&t=836s>



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

Meeting Date: 5-8-2023

Applicant:

Hudson Valley Contractors

Property Address:

1 Mac's Trail

Proposal:

wetlands permit

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: planting to replace buffer or move out

of buffer

why are they developing both

septic areas?

specific planting schedule

mark buffer

provide dates for site visit

ADDITIONAL INFORMATION REQUIRED: \_\_\_\_\_

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

Special Conditions: \_\_\_\_\_

Signatures:

[Signature]  
Planning Board Chair

[Signature]  
Applicant

[Signature]  
Planning Board Contact