

Town of New Paltz  
Zoning Board of Appeals  
Final Meeting Minutes  
September 11, 2018

Chair Loza called the meeting to order at 7:02 pm by welcoming everyone to the September 11<sup>th</sup> meeting of the New Paltz ZBA meeting held at the Community Center.

Roll Call: Roll call: Joe Douso – present, Steve Esposito – present, Kelly O'Donnell – present, Leonard Loza – present, Caroline Paulson – present

Others Present: Stacy Delarede, Building Inspector

Absent: Attorney Joe Moriello, expected to arrive later.

**Review and Approval of Minutes**

The minutes from the August 14, 2018 are presented. No questions arose. Chair Loza asked for a motion to approve the minutes.

**Motion 1 by Caroline Paulson. Motion 2 by Kelly O'Donnell. All present in favor. Minutes Approved.**

**Motion 1 by Leonard Loza to open the public comments. Motion 2 by Caroline Paulson. All in favor. Approved Public Comments – None**

**Motion 1 by Caroline Paulson to close the public comments. Motion 2 by Kelly O'Donnell. All in favor. Approved.**

October 9 ZBA meeting quorum check – all members yes to being present.

Apex Solar Power – Chair Loza stated the Public Hearing for Apex Solar Power has been deferred to October 9 ZBA meeting. It will posted in the newspaper as to location and information. Caroline Paulson asked if the newspaper was the Freeman but

Kelly O'Donnell asked if they needed to motion to reschedule the public hearing for Apex Solar. Discussion concluded they could leave the public hearing open.

**Chair Loza asked for a motion to leave the Apex Solar Power Public Hearing Open. Motion 1 by Caroline Paulson. Motion 2 by Kelly O'Donnell. All in favor.**

Chair Loza stated he will now turn the meeting over to the Deputy Chair Kelly O'Donnell and he then recuses himself and leaves the meeting at 7:08pm.

**ZBA 18-172 New Paltz Canine Education Center – Area Variance**

Deputy Chair O'Donnell asks Valerie Erwin to review her changes to her application. Valerie Erwin commented she made updates for the purpose and use as philanthropic focused as primary use. Valerie added she is Benefit Company for the community, the letter has been amended and discussed to both Planning and Zoning Boards, adding she has discussed this with the Planning Board that the 6 foot is more acceptable and less objectionable and fits more into her safety parameters so she changed her applicable and maps and changed the 8 foot request to 6 foot.

Any further discussion?

Deputy Chair O'Donnell asked for a motion to open the Public Hearing for ZBA 18-172.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All in favor. Approved.**

No public comments.

Deputy Chair O'Donnell asked for a motion to close the Public Hearing.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All in favor. Approved.**

Deputy Chair O'Donnell stated the Planning Board has a public hearing setup for September 24. This application has to be referred to the Ulster County Planning Board, and their next meeting is October 3<sup>rd</sup>.

**Motion 1 by Caroline Paulson to send to Ulster County Planning Board.**

**Motion 2 by Steve Esposito. All in favor. Approved.**

Deputy Chair O'Donnell asked if the Board wanted to continue the review at the October meeting. Looking at PB's meeting the 24<sup>th</sup>, October 3 is Ulster County Planning Board, and so there is two weeks between the next ZBA meeting and the PB Public Hearing.

Pat informed the Board that the Planning Board chose not to send the application to the UCPB since there was no modifications to the site plan changes other than the fence, and no parking changes. Caroline Paulson asked if they could render variance now or wait. Deputy Chair O'Donnell stated they could with conditions provided that UCPB has no comments or they could ask for modifications or suggestions, and reopening the Public Hearing. Caroline motioned to grant variance subject to conditions that UCPB may respond with modifications or suggestions.

Stacy Delarede stated it is generally best to wait until you get the County comments. Deputy Chair O'Donnell added it's only two weeks and would hate to have to push it forward with conditions, then County comes back with conditions, then reopening the public hearing, then waiting for another month into November to reopen the public hearing. Valerie Erwin stated she is comfortable waiting. Caroline Paulson asked if the building was being used now. Valerie Erwin stated it is a day care center with plans to move to their new building to hopefully open October 1 and the building could be cleaned. Caroline Paulson stated that time is not critical. Valerie Erwin commented that she'd like to do it at a pace that everyone is comfortable with.

Deputy Chair O'Donnell recapped that they will continue at the October 9 meeting the application review, they should have UC PB comments back by then, and they also should have access to any public comments made at the Planning Board Public Hearing (9/24).

Deputy Chair O'Donnell asked if there was anything else for discussion. Pat added that the NY Planning Federation has a seminar in October in Hyde Park at the FDR Library and it's an all-day session; one topic is focused on the DEC Mapper that maps wetlands and habitats. Pat will resend the seminar info out.

**Motion 1 by Caroline Paulson to adjourn the meeting. Motion 2 by Joe Douso. Meeting adjourned at 8:07 pm.**

These minutes respectfully submitted by Pat Atkins, Secretary