

Town of New Paltz Planning Board

Final Minutes

February 26, 2018

**Meeting Minutes Review/Approval**

February 12, 2017

**Public Comments**

**Application Reviews**

PB 2017-16 - 129 Plains Road Subdivision – Resolution review

PB 18-19 Bank of America ADA upgrades site plan – establish escrow

**Administrative Discussion**

Meeting date move 4/23 to 4/26

**Free conceptual with Harry Taback – lot line revision 509 Albany Post Road**

**Present:** Adele Ruger, Amanda Gotto, Matt DiDonna, Tom Powers, Lyle Nolan, Amy Cohen (from remote location Hollywood, Florida by Skype)

**Absent:** Stana Weisburd

**Also attending:** George Lithco, Rebecca Minas and Stacy Delarede

Chair Adele Ruger called the meeting to order at 7:06 pm.

**Meeting Minutes**

**Chair Ruger asked for a motion for approval of the February 12, 2018 minutes. Motion 1 by Lyle Nolan. Motion 2 by Tom Powers. All present in favor. Approved.**

**Public Comments**

No public comments

**Application Review**

**PB 2017-16 129 Plains Road Subdivision – Resolution final review**

Andy Willingham approached the PB members to finalize the updated resolution. Chair Ruger asked if the PB members had a chance to review the updated final resolution, and asked for a motion to approve the final form of the resolution. George Lithco added that in addition to the resolution, there are updated map notes that state the preconstruction meeting has been revised to indicate the owner, contractor and such persons as the Building Inspector requires, and also includes an update to the offer of dedication note that provides for the offer of dedication of the land within the right of way of Plains Road, which is a highway by use. George added that if the Town is not able to require dedication of land under a highway by use, it has generally asked that such offers be made on a voluntary basis. As proposed the offer of dedication allows the Town to accept the offer without the owner or the Town incurring additional costs. Chair Ruger asked for a motion to approve the final form of the resolution.

**Motion 1 by Lyle Nolan to approve the final form of the resolution for the subdivision. Motion 2 by Amanda Gotto. All present in favor. Motion approved.**

**PB18-19 Bank of America – Site Plan (ADA upgrades) – establish escrow**

Jacqueline Menges from Project Expeditors Consulting, representing Bank of America's application for ADA upgrades for the Bank of America in New Paltz Plaza, stated to the PB members that the plans are for exterior changes to the existing sidewalk, curb ramps, crosswalks and parking area for ADA access to make the existing space more accessible as well as comply with American National Standard for the safety and comfort of their customers and the public, as well as interior changes including a new single door front entrance, modifying a teller station to accommodate an ADA teller station, as well as modifying

doorways and office space for accessible clearance. Lyle Nolan commented he'd like to painted "No Parking Zone" where the sidewalk crosses at south curb near 299. Discussion continued on the outer door opening outwards, handrails being installed and spacing requirements. Stacy Delarede stated this site plan is being done to meet Federal Regulations. She cannot enforce these regulation unless a building permit has been issued or a site plan approved. This application meets the SSP (Simplified Site Plan) requirements but the improvements being made are required by Federal Law. Stacy asked if this is something to consider to streamline through as a SSP. Chair Ruger asked if the recommendation is for Site Plan for only ADA compliance or just process through the Building Department. Stacy responded that if a building permit is requested it has to go through Site Plan review. George Lithco reminded the PB that with a SSP, PB may waive the site plan review on the recommendation of the Building Inspector and Engineer. Chair Ruger stated they needed to define and change the (Town) code.

Amy Cohen leaves the teleconference due to sound issues.

Chair Ruger asked for a motion to classify as a Type II action. **Motion 1 by Lyle Nolan. Motion 2 by Amanda Gotto. All present in favor. Approved.**

Chair Ruger agrees with the pavement markings suggestion (from Lyle Nolan).  
George Lithco suggests a letter from the landlord about the parking spaces.  
Stacy Delarede requested (the applicant) show on the site plan the parking.

Chair Ruger asked for a motion for Site Plan approval and authorize Chair to signoff once the engineer reviews the plan and conditions are met.

**Motion 1 by Adele Ruger. Motion 2 by Tom Powers. All present in favor. Approved.**

Applicant was thanked for appearing before the PB.

### **Administration Discussion**

#### **Stacy Delarede – Bollards for pedestrian safety**

Stacy discussed the current issues with vehicles hitting buildings with no injuries but its raised concerns that the bollards in place at various businesses in town may not be safe for pedestrians. She wants input from the PB members on two things – the color and style of bollards so its standard (looking) for the town. To emphasize her concern, pictures were shown of the various bollards types used throughout the various businesses in town where they could be a safety issue if tanks are concerned. Discussion followed on height, color and cost. Stacy indicated that the only code requirements was in front of fuel tanks. Stacy commented she'd like a standard, round pipe bollard but not sure on colors of the bollard and that's where input from the PB would help her. Tom Powers asked if the there was a color required for propane tanks which Stacy answered as Yes, depending on the location of the tank(s) and are yellow. George Lithco asked in a site plan review if bollards are required. Stacy stated that some applicants show bollards on their plan. Stacy added that it is not a requirement for building but a consistent, standard color and 4 feet in height is what she'd like and recommends and if the applicant wants to put them in she can show the applicant the standard type and color. The PB members agreed to give feedback to Stacy with at least 3 color choices and types.

**April Conference** – Chair Ruger mentioned the NY Planning Federation conference April 22 thru April 24<sup>th</sup> which conflicted with the April 23 Planning Board meeting. Members agreed that moving the PB meeting to April 26 would give members an opportunity to attend the conference. Anyone interested must let Pat know so she can get attendees approved by the Town Board.

#### **Free Conceptual – Harry Taback 509 Albany Post Road – Lot Line Revision**

Mr. Taback asked the PB members what they would require for a lot line revision of his property to give ½ acre to his neighbor; would the PB require a full surveyed map or a marked up map of the property showing only that portion of the acreage affected by the lot line revision. Mr. Taback stated that the

surveyors would only certify what is being portioned off to the neighbor. After discussion, it was agreed the town would need a full certified survey. George Lithco stated that whatever the Town Code requires is what should be done unless you (Mr. Taback) ask the PB to waive requirements (but with an application for a subdivision lot line revision). Mr. Taback thanked the PB for their time.

#### **Training Site Plan Review – George Lithco**

George Lithco stated he's addressing issues for site plan to review or not review, as well as simplified site plan review that have come up. He wants to outline issues that the PB have been dealing with, such as parking requirement. George reviewed Site plan review and when approval is required. George stated he'd like the PB to get ½ hour training requirement for this mini training. Discussion followed what code requirements were for Site Plan and Simplified Site Plan, Stacy adding that perhaps the code can be amended to allow the simplified site plans not be presented to the PB and it would be up to the building department to approve.

#### **299 Gateway Committee**

Amanda Gotto noted the 299 Gateway Committee is scheduled on February 1<sup>st</sup> starting at 6:30 pm with the Rt. 299 Gateway Committee Presentation on Final Draft Report and at 6:45 pm a Public Hearing on Rt. 299 Gateway District Moratorium Extension. The Town Board meeting starts at 7 pm. Amanda stated that public comments are welcome to the committee, and Town Board will look for comments from the PB when it's referred by them to the PB. PB members agreed that perhaps asking the Gateway Committee come to the March 12 PB meeting to discuss the role the PB will have in the plan and be a part of the process.

**Motion 1 by Lyle Nolan to adjourn. Motion 2 by Tom Powers. All those present in favor. Meeting Adjourned at 9:15 pm. Minutes submitted by Patricia Atkins**