

Town of New Paltz Planning Board
Final Minutes
June 25, 2018

Meeting agenda 6/25/2018 PB meeting

Meeting Minutes for Approval

None

Public Comments

Public Hearing

None

Application Reviews

None

Administrative Discussion

299 Gateway Committee Report – TB Referral – PB response due July 2

Call to order 7:00 pm by Deputy Chair Lyle Nolan.

Attendees: Lyle Nolan, Amanda Gotto, Stana Weisburd, Amy Cohen, Tom Powers

Absent: Adele Ruger, Matt DiDonna

No Consultants were present at this meeting.

No Meeting Minutes for Approval

No Public Comments.

No Public Hearing.

No Application Reviews

Administrative Discussion

Deputy Chair Nolan opened the admin discussion of the Gateway Committee Report referral from the Town Board. Amy Cohen stated she sent a file with links for the Planning Board (in reference to the studies done on risks living near thruways). Amy also added that they should vote on what they send to the Town Board. Discussion followed on tree inventory prices and quotes, and how hard it is get online information. All agreed it is important that the PB get an idea of cost before proposing legislation that the PB should know what we are asking people to do with an emphasis on cost, especially for smaller developers. PB requests the Town Board research the monetary magnitude before it becomes legislation, so all are aware. The PB also requested the Town Board to clarify how tree inventory information is intended to be used in site design. Clearing and Grading was discussed, with Deputy Chair Nolan stated that the ENCB flags trees of exceptional value.

Parking was next discussed. PB determined the amount of available parking and the maximum space requirement was a concern. How will the parking be affected if the layout is changed? Deputy Chair Nolan suggested perhaps the peak demand study from 1992 be replaced with one more current within the last five years.

Architectural Design was next discussed. The PB asked what other drive thru service was allowed if not for restaurants other than banks, pharmacies? The PB also asked for additional photos of various examples of building designs.

Mixed Use in Zone 1 was next discussed. The PB requests that the elimination of residential in Zone 1 and Zone 2 with 250 feet of the Thruway for health reasons. Amy Cohen sent web links of studies done of residential areas affected by living near thruways. The PB also asked to consider the use of 2nd floor uses in addition to office spaces, example: ballet studio, lessons space, etc. to benefit the community.

The PB next discussed Definitions. The PB requests specific definition of “mixed use”; clarify “mixed use” versus “multifamily”; request specific definition of “pedestrian scale” in reference to lighting

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The PB next discussed Proposed Comprehensive Plan Changes. The PB requests to add "Flexible development (e.g. larger building footprint) to be considered in exchange for incentives from the applicant that provide significant benefit to the community."

The PB next discussed the Town Board pursuing revising the entire Master Plan, especially with all the work effort of the committees that has been done.

SEQRA was not discussed but remained as follows from the last meeting discussion:

The PB requests the Town Board address the following during SEQRA: Develop the estimate of the full commercial and residential build-out under the new zoning and determine the resulting impact on water and sewer services and municipal services (Fire, Police, schools, parks, etc.) and on the tax base.

The PB also encourages the Town Board to have additional public hearings and other outreach events (similar to what was recently done for the Empire Trail) to inform the community and hopefully prevent a "Net Zero Place reaction" after the zoning is adopted.

Motion 1 by Amanda Gotto to update and summarize the Planning Board comments, then send out to the Planning Board members for approval.

Motion 2 by Amy Cohen. All present in favor. Approved.

Amy Cohen mentioned that the PB agenda has not had much on it lately, and asked that the PB members use this as a good opportunity to add some new ideas, and suggested for homework that every board member come up with subjects. Amy Cohen added that perhaps asking Stacy (Delarede) for a list of subjects she may feel needs PB attention. Amanda Gotto added that she would like (the PB) to be more pro-active on topics. Deputy Chair Nolan mentioned that the possibility of restrictive covenants may be more and more coming forward and may be something for the PB to consider down the road. Amanda Gotto mentioned the subjects of plastic bags and Air B&Bs as topics.

Motion 1 by Deputy Lyle Nolan to adjourn.

Motion 2 by Amy Cohen.

All members present in favor. Meeting Adjourned at 8:00pm.

Minutes submitted by Patricia Atkins