

Town of New Paltz Planning Board
Final Minutes
October 11, 2018

Meeting Minutes

September 24, 2018

Public Comments

Application Reviews

PB 18-195: DB Orchards Farm Market (Ultra Seal) Site Plan (521 Main Street)

PB 18-215: McDonald's Renovation Site Plan (261 Main Street)

Administrative Discussion

Attendees: Lyle Nolan, Tom Powers, Adele Ruger, Matt DiDonna,

Absent: Amy Cohen, Amanda Gotto, Stana Weisburd

Also attending: Planning Board Attorney Richard Golden, Planning Board Engineer Rebecca Minas

Chair Ruger called the meeting to order for October 11th at 7:00 pm

Meeting Minutes

Motion 1 by Lyle Nolan accept the September 24 minutes.

Motion 2 by Matt DiDonna. All present in favor. Minutes accepted.

Public Comments

Dan read a letter from David Porter, 546 Albany Post Road, in regard to the Trans Hudson/CVS application. Memo to be distributed to the PB.

Application Reviews

PB 18-195: DB Orchards Farm Market (Ultra Seal) Site Plan (521 Main Street)

Michael Borrello approached the Board to discuss his application updates he has made since the last meeting with the Board, which included updating his narrative, adding his signage information with a drawing, ensuring sufficient parking spaces, and speaking with his sister to ensure no parking zone in the front of the building. Chair Ruger asked PB Engineer Rebecca Minas if she is aware of all the things that has been done (by the applicant). Rebecca stated she was aware. Rebecca stated his amended narrative has addressed most of the comments in her review letter of October 5th. She stated that parking was not an issue. Rebecca did question a mark on his map which Michael indicated was his sign. Rebecca feels that the location of the sign should be moved. Michael stated he'd move it to the grass area. It is a seasonal sign that will be taken down when the season is over. He stated it's a 4 by 4 wooden sign. Lyle Nolan asked if it's a special use application, as he was suggesting a one year review to resolve the parking in the front from the past applications, but he wanted to capture this, being a special use permit, asking if it's possible for a one year review.

Attorney Golden assured the Board they could do that by requiring that he comes back in one year. Attorney Golden also recommended the application be referred to UC Planning Board. After discussion, Chair Ruger asked for a motion to refer to Ulster County for their next meeting is November 7.

Motion 1 by Lyle Nolan refer to Ulster County Planning Board for review.

Motion 2 by Matt DiDonna. All present in favor. Motion accepted.

Chair Ruger stated that and clarification of the sign are the two issues. Rebecca Minas stated yes, and show the sign has to be off of the pavement. Michael Borrello asked how far from Rt. 299 he can put the sign. Attorney Golden recommended that Michael talk to Stacy (the Building Inspector) about where to put the sign and put it on his plan once he's discussed it with Stacy. Rebecca Minas mentioned the Town Code 140-109 to Michael to look at it online, and 140-100 for exempt signs.

Attorney Golden also advised the Board to withdraw the prior unlisted action and make it a Type II action.

Motion 1 by Adele Ruger to withdraw the prior unlisted action and it make it a Type II Action.

Motion 2 by Matt DiDonna. All present in favor. Motion accepted.

Rebecca Minas mentioned that the plan needs to have the hours of operation as well added to the plan and date/initial it.

Michael received his tracking sheet copy.

PB 18-215: McDonald's Renovation Site Plan (261 Main Street)

Alan Roscoe, the Civil Engineer and Project Manager from Core States Group, who is overseeing the McDonald's renovation approached the Board. Alan reviewed the maps for the project, stating that he has done other local

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McDonald's renovations in Poughkeepsie, and recently in Middletown, through the McDonald's remodel program. Alan stated the program robust and is ADA driven and Customer driven. Plans include interior changes to the restrooms to make them ADA compliant, pathway to exterior, and updating the dining room furniture, counters, and condiment displays. Outside exterior changes include a new pathway to exterior for ADA compliance, and entire façade will have a more modern appearance, with color palette options. The drive thru will be changed with new signage, windows, lane striping and removal of the car port. A new walk in cooler and freezer will be built in the rear. Alan noted that the drive thru will be open during renovations and will be relocated nearer to the rear. There are no proposals for lighting or signage changes. Alan showed the Board what the façade would look like. He stated he'd be looking for variance relief for the existing signage from the Zoning Board. The intention is to blend in with the community.

Chair Ruger asked if better photos of what the outside would look like could be provided. Alan produced a photo of another site project. Rebecca Minas stated that there are architectural style options available, and added that the play area may be something that the Board may want to see what it will look like. Discussion on tinting the windows was discussed as a possibility as being able to see in is distracting.

Rebecca Minas asked if they were keeping the old sign. Alan Roscoe stated that if the sign is broken and in disrepair it will be fixed. Rebecca Minas read through her memo dated 9/18/2018, waivers were being asked for (7) but Chair Ruger stated they have to look at them yet. Rebecca noted Type II SEQRA, and that landscaping plan was not addressed. Alan asked if a formal landscape plan was required, and Rebecca replied that is something the Board can address that requirement. Rebecca added that the sidewalk on 299 in front is not ADA compliant. Rebecca also noted that a variance is needed for double striping for no parking anytime. Chair Ruger asked if he knew what he needed variances for. Rebecca noted that protective bollards need to be added to the plan. Rebecca stated that a variance is needed for the double lined striping and signage.

Chair Ruger asked and Attorney Golden confirmed that the Board can refer to UC Planning Board and they also can classify it as a Type II action tonight.

Lyle Nolan asked why the site lighting in compliance with the Town Code isn't being done even on an existing structure, and wondered if he needed a variance for that. Lyle added that with the dark skies exterior lighting, adding that the lighting is too bright. Attorney Golden stated if they are not replacing or changing something it doesn't necessarily make it non-conforming. Lyle also asked if there are sufficient parking places for this. Rebecca Minas stated they are proposing a loss of 3 but still will have the 40 spaces requirement with 41 spaces provided.

Matt DiDonna commented on the play space sign replacing with a rainbow sign, tinted window in that section would be nice. Feels the signs should more be in line with the town. Also mentioned if there is a landscaping plan. Alan Roscoe stated he can provide a landscape plan, bike rack out front, and sidewalk out front. Matt DiDonna also asked about the façade and if they can switch out materials.

Motion 1 by Matt DiDonna to make the McDonald's renovation a Type II Action.
Motion 2 by Tom Powers. All present in favor. Motion accepted.

Motion 1 by Lyle Nolan refer to Ulster County Planning Board.
Motion 2 by Matt DiDonna. All present in favor. Motion accepted.

No motion necessary to refer to ZBA. Applicant just needs to apply. Next ZBA meeting is November 13. After discussion, Alan Roscoe stated there is an existing variance for the sign there now, so applicant would be asking for an area variance on the new signage.

Motion 1 by Adele Ruger to establish escrow in the amount of 3000.00 with replenishment amount of 1500.00.
Motion 2 by Matt DiDonna. All present in favor. Motion accepted.

Attorney Golden noted that on the double striping (requirement), under code 140-34(H)(4), you will need a variance.

Lyle Nolan since there is an 8% landscaping requirement, he asked if there was landscaping around the perimeter of the parcel? Alan Roscoe replied no. With no further questions, Alan Roscoe signed the tracking sheet and was thanked for attending.

Motion 1 by Chair Ruger to adjourn. Motion 2 by Matt DiDonna. Meeting Adjourned at 8:11pm.
Minutes submitted by Patricia Atkins