

Town of New Paltz Planning Board

Monday, October 28, 2019

Final Meeting Minutes

Call to order by Chair Adele Ruger at 7:01pm

Attendees: Lyle Nolan, Adele Ruger, Amanda Gotto, Matt DiDonna, Stana Weisburd

Also Attending: Covering Attorney Richard Golden, PB Engineers Andy Willingham and Skip Francis, PB Architect Kurt Sunderland

Absent: Amy Cohen, Jane Schanberg

Meeting Minutes

Chair Ruger asked for a motion to accept the minutes from October 15.

Motion 1 by Matt DiDonna. Motion 2 by Lyle Nolan. 4 present in favor, 1 abstain by Stana Weisburd. Motion carried.

Public Comments

No public comments.

Application Review

PB 2006-26 Vaccaro Subdivision – 90 day extension request

Applicant Steve Vaccaro stated he wanted an extension on his current application, noting he made 1 or 2 more extensions after this, but he is not looking to have anything reviewed or moved forward as he is trying to sell the property and needs time to do that, and if he doesn't within that time period then he will need to change direction but he wants an opportunity to try to keep moving forward with what he has invested so far in it.

Motion 1 by Lyle Nolan to extend for 90 days the Vaccaro current application until January 13th. Motion 2 by Matt DiDonna. Attorney Golden noted that if the extension falls between meetings it may fall through the cracks so the meeting before the 90 days is up is January 13th which all agreed on. **All in favor. Motion carried.**

PB 18-215 McDonald's Renovation

Chair Ruger stated they would talk about the McDonald's renovation, noting that McDonald's rep Alan Roscoe wasn't present. Kurt Sunderland noted that they had discussed at the last meeting the small roof over front (facing Main Street), window mullions, and the seams on the metal roof, noting that he did communicate to Mr. Roscoe after the meeting. Kurt stated that there had been confusion over the small roof that Mr. Roscoe was working out with his staff now, adding that he felt a simple shed is preferred as it is too small for a hip roof, which didn't get passed on to McDonald's. Kurt also noted he spoke to Mr. Roscoe that the metal roof seems too busy for the siding, which Mr. Roscoe would also check for a flat panel roof option. Kurt noted that they were looking for window mullions on the project for grilles between the glass panes but Mr. Roscoe stated that this renovation would not warrant replacing the windows as they were using the same windows there now. Kurt did note that the details for the soffits and fascias that were submitted to him were found acceptable on this style building. Chair Ruger noted that's one positive note they've done so far. Kurt summarized that the canopy over the front window, window mullions and the spacing on the metal roof ribs were still issues from the last meeting. Amanda Gotto commented on the age of the windows. Chair Ruger stated she thought they were there for 30 years. Chair Ruger stated they wanted to see how far they could go with the roof, with the panels too busy with the visually and the Board preferred a flat panel. Chair Ruger referred to the earlier email from Alan Roscoe, and after discussion, stating that after (upcoming) discussions this will hopefully at the next meeting all come together.

PB 19-28 Friedlander Site Plan

Applicant David Friedlander and his consultant, Louis Dubois, appeared before the Board, submitting updates to their application that was responding to the PB Engineer's review, which Pat took for future distribution. PB Engineer Andy Willingham read his review memo submitted for the project, commenting on the history of the lot with additional changes made throughout the years to present, noting some things that were build that were not on the previous site plans. Andy noted it wasn't clear to him what was proposed vs. existing, and that should be noted on the plan. Andy

also noted that the driveway and parking areas were put in on two different locations (lots) that seemed to connect the lots, and after discussion, added then they should make it possible to show both lots on one site plan. Andy noted the storage container near the thruway side with a large sign on it, so it doesn't meet the sign or building code, so it should be removed. Mr. Dubois stated it would be moved to meet the setbacks. Andy noted it should be on the site plan that it will be moved or removed. David Friedlander explained to the Board about the site changes that had occurred with the previous owner and his plan for the site. After discussion, Matt DiDonna commented that they are changing the use of the existing property and updating but not building anything. Chair Ruger stated since you gave your responses that we couldn't go over now as we just got them, but we will go over them (at the next meeting). Andy suggested a response letter to each comment that would be helpful, which Mr. Dubois agreed to do.

Chair Ruger asked for a motion to set escrow at \$5000.00, with a replenishment at \$2500.00.

Motion 1 by Stana Weisburd. Motion 2 by Lyle Nolan. All in favor. Motion carried.

Applicant signed the tracking sheet.

Administrative Discussion

After no further comments, Chair Ruger motioned to adjourn.

Motion 1 by Amanda Gotto. Motion 2 by Stana Weisburd. All present in favor. Motion carried.

Meeting adjourned at 7:32pm.