

Town of New Paltz Planning Board

Thursday, November 14, 2019

Final Meeting Minutes

Call to order by Deputy Chair Nolan at 7:00pm

Attendees: Lyle Nolan, Jane Schanberg, Amanda Gotto, Matt DiDonna,

Also Attending: PB Attorney John Ahearn, PB Engineers Andy Willingham and Skip Francis, PB Architect Kurt Sunderland

Absent: PB Members Amy Cohen, Stana Weisburd, and Adele Ruger

Meeting Minutes

Deputy Chair Nolan asked for a motion to accept the minutes from October 28.

Motion 1 by Matt DiDonna. Motion 2 by Jane Schanberg. All present in favor. Motion carried.

Public Comments

John Schwartz from the ENCB upon reviewing the Friedlander application, mentioned wetlands were on the Friedlander site, and asked for a site visit for the Friedlander application.

Application Review

PB 18-215 McDonald's Renovation

Alan Roscoe, consultant for McDonald's, appeared before the Board. Mr. Roscoe noted that he thought after being there a year now before the Board, and last several weeks of working with consultants and staff, they had made headway now to the point, with input from Kurt Sunderland (the Board's architect), they have agreement on the renderings where changes were made, other than the one he pointed out for the front façade canopy was not included in his current rendering before the Board due to a last minute change. Mr. Roscoe commented that the current rendering was the color palette for the restaurant that was agreed to.

After a brief discussion, Deputy Chair Nolan verified that Kurt Sunderland was okay with everything. With no further questions from the Board, Deputy Chair Nolan noted it was time to move forward with the approval of the resolution that was amended. Amanda Gotto requested that the word "thoroughly" removed from the Findings section of the resolution.

Matt DiDonna read the specific conditions in the resolution "1. Prior to the signing of the plans, the Applicant must revise sheets A2.1 and A2.2 to add the revision date of the updated plans to ensure clarity as to the identification of the revised elevation drawings that are being approved by this Resolution."

Motion 1 by Lyle Nolan to pass the draft resolution of the amended conditional approval of the site plan for McDonald's Corporation. Motion 2 by Jane Schanberg. All present in favor. Motion carried.

Mr. Roscoe noted that the project work will start in March or April next year, with construction lasting possibly 10 weeks rather than the normal 8 weeks as this is a more elaborate plan than others have been, but that would be dependent on their contractor for the site. Mr. Roscoe also stated that they would like to have the drive thru open during interior construction for revenue, and the drive thru would then be closed but dining area and counter would be open when the interior is finished, so they'd be operating while construction is going on. He also noted he had brought the final plans for final review and signature with him tonight. Mr. Roscoe thanked the Board.

PB 19-28 Friedlander Site Plan

Applicant David Friedlander and his consultant, Louis Dubois, appeared before the Board. Deputy Chair Nolan stated they had a comment to setup a site visit from the ENCB. Pat to coordinate the site visit. PB Engineer Andy Willingham reviewed his memo to the PB for the last submission from the applicant. Mr. Dubois stated he had not received a copy of the review memo. Andy Willingham stated that there was still some comments to address. Andy noted that the storage container and the sign on the trailer be noted on the site plan, along with the zoning code requirement to address the rear half of the property on the site plan. Andy also noted that the front and rear setbacks on the plan do not match the Zoning Regulations Table, as well as the side yard setback not appearing correct as well as the proposed open space (79%). Andy stated that parking areas are not allowed in the front yard setback, so

therefore they must revise the site plan to move those spaces or seek a variance from the ZBA. After discussion on what front and side yard setbacks were by definition, Andy 50 feet from the property line for front yard setbacks, and the parking is not in the side yard setback but on the plan is in the front. Andy noted they can go for a variance. Continuing, Andy noted they needed to address landscaping for the 10% code requirement of the total parking area. Andy noted that the detention runoff area be looked at and applicant provide an updated storm water management analysis that includes sizing of the detention area to manage runoff from the site. Andy noted that Ulster County Department of Health should provide written confirmation that the septic system with the change of use be verified for the proposed use. Andy also noted that a lighting plan be provided as it wasn't clear to him if the existing lights were installed with their 2002 site plan, as they are required to be down shielded and what type it is. Andy continued, noted that the existing site sign be removed, show on existing plan, and noted that the Code requires trees greater than 12 inch some are shown but should show all of the trees, and request a waiver to locate only the trees on the plan that are within the limit of the work area. Andy noted that landscape plan was provided, and that the construction details be added to the plans, noting that pavement striping, any bollards, tree plantings, dumpster enclosures, bike racks should be added.

Site visit to be setup by Pat and invite Mark Carabetta (wetlands inspector) along with ENCB, Andy and Board members, preferably the afternoon or weekend.

PB 19-259 Gardner Accessory Apartment/Special Use Permit

Mr. Guy Gardner approached the Board to discuss his application for an accessory apartment on his property at 9 Fredericks Lane in his basement of his home. Deputy Chair Nolan asked Andy Willingham for his comments. Andy noted the he went through the application and it appeared to meet all the standards.

Motion 1 by Lyle Nolan that the Planning Board finds that (1) the Town has a need for public parkland and recreational facilities, including improvement of existing recreation areas; (2) this special use permit project presents a proper case for requiring a park or parks suitably located for recreational purposes, as it creates a new residential unit and will contribute to such need; and (3) suitable parks or recreation areas of adequate size to meet the public requirement cannot be located on this property. Accordingly, the Planning Board hereby waives the requirement of land reservation on the property for the new residential unit on the condition that, prior to the signing of the plans, the Applicant deposits a cash payment in lieu of land reservation with the Town Clerk in the amount set by resolution of the Town Board, which is \$1000.00. Motion 2 by Jane Schanberg. All present in favor. Motion carried.

Motion 1 by Lyle Nolan to make this a Type II Action according to SEQRA. Motion 2 by Amanda Gotto. All present in favor. Motion carried.

Motion 1 by Amanda Gotto to approve the Special Use Permit for Accessory Apartment. Motion 2 by Matt DiDonna. All present in favor. Motion carried.

Administrative Discussion

Amanda Gotto discussed the annual requirement for the Wetlands Report for the Town Board, proposing that the Wetlands Inspector update the maps to list the watercourses, and that the Building Inspector provide a list of violations, and once get that back the Board can put the report together.

Matt DiDonna commented on the trailer with the sign as discussed earlier. Discussion on the trailers in Shoprite Plaza. Board asked if Stacy could weigh in on the sign in the parking lot.

Motion 1 by Jane Schanberg. Motion 2 by Matt DiDonna. All present in favor. Motion carried.

Meeting adjourned at 7:45pm.