

Town of New Paltz Planning Board

Tuesday, October 15, 2019

Final Meeting Minutes

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

Attendees: Lyle Nolan, Adele Ruger, Amy Cohen, Jane Schanberg

Absent: Amanda Gotto, Matt DiDonna, Stana Weisburd

Also Attending: Covering Attorney John Ahearn, PB Engineer Andy Willingham

Meeting Minutes

Chair Ruger asked for a motion to accept the minutes from September 23rd.

Motion 1 by Jane Schanberg. Motion 2 by Lyle Nolan. All present in favor. Motion carried.

Public Comments

Rich Whitney from the ENCB read the ENCB's review memo in regard to the New Paltz Storage expansion project. A copy of the memo was submitted to the Board.

Application Review

PB 19-210 Friedman Accessory Apartment, 157 Plains Road

Applicant Tammy Friedman appeared before the Board in regard to her application for a Special Use permit for an accessory apartment. Chair Ruger noted that the Building Inspector and Andy Willingham had provided review comments. Andy Willingham reviewed his comments with the Board and noted that it meets the requirements. Jane Schanberg asked Ms. Friedman if she intended to live in the house full time. Ms. Friedman stated yes she would live there full time. Lyle Nolan asked what other buildings were on the site as he couldn't tell by the picture provided what there was there. Ms. Friedman confirmed that the accessory apartment was over her garage. Amy Cohen stated that it was pretty simple and straight forward and everyone provided a review thought it was okay. Chair Ruger stated they would have a statement and vote for the rec fee. Ms. Friedman acknowledged she was aware of the rec fee she would be required to pay.

Motion 1 by Adele Ruger 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.

Amy Cohen asked if this was the first time that the Board would be doing this, and Chair Ruger replied that it was not the first time the fee was charged. Ms. Friedman asked if the same fee is charged to all applicants, which she was told yes it was.

Motion 2 by Jane Schanberg. All present in favor, motion approved.

Motion 1 by Adele Ruger for making this a Type II action.

Motion 2 by Amy Cohen. All present in favor, motion approved.

Motion 1 by Amy Cohen to grant the Special Use Permit for Friedman Accessory Apartment at 157 Plains Road. Motion 2 by Jane Schanberg. All present in favor, motion approved.

Ms. Friedman was informed what her next steps would be.

PB 19-51 New Paltz Storage Site Plan, 111 Henry W. Dubois Drive

Applicant Andrew Loyer appeared before the Board to discuss his Long Form Wetlands permit and Site Plan updates. Chair Ruger stated they could not do anything yet without the Board's architect and Mr. Loyer's architect meeting. Mr. Loyer stated they had talked but nothing was finalized yet.

Andy Willingham commented on his review memo in regard to the site plan. Andy noted that he had wanted to see them move the pond away from the two trees, by pushing the whole storm water pond away from it, and they had submitted to him in their new sketch it was pushed 10-15 feet more but he realizes that the Board had not seen that sketch yet, and added that he's satisfied with that new sketch the way it is by protecting those trees. Chair Ruger brought up the landscaping, which she noted that the ENCB and Kurt (Sunderland) should both take a look at that. Jane Schanberg asked when the revised elevations and building designs will be available for them. Mr. Loyer stated he hopes for the next meeting but wants to make sure everything gets updated. After no further questions on the site plan, Chair Ruger next referred to the Wetlands Inspector's review memo. Chair Ruger asked if everyone had reviewed Mark Carabetta's memo, and noted that they couldn't do anything further until after the DEC site meeting with Mr. Loyer the next day. Attorney Ahearn added some information from the past meeting discussions in reference to sidewalks, and what the requirement was for sidewalks, as well as when the public for the applications should all be done at the same time (as well as the approvals). Attorney Ahearn also reminded the Board that they still needed to get the applications referred to UC Planning Board once the renderings were updated and submitted to the Board.

Administrative Discussion

After no further comments, Chair Ruger motioned to adjourn.

Motion 1 by Adele Ruger. Motion 2 by Jane Schanberg. All present in favor. Motion carried.

Meeting adjourned at 7:21pm.