



Town of New Paltz Planning Board  
 Regular Meeting of Monday, April 12, 2021  
 Live-streamed/Recorded Remotely at 7:00 PM  
 Available on YouTube: <https://youtu.be/S7XEGjgNORU>  
**APPROVED MINUTES**

Present: Adele Ruger, Chair  
 Lyle Nolan, Deputy Chair  
 Matthew DiDonna  
 Amanda Gotto  
 Jennifer Welles  
 Amy Cohen  
 Jane Schanberg

Absent: Stacy Delarede, Building Inspector  
 David Brownstein, Town Board Liaison  
 Richard Golden, Planning Board Attorney

Also Present: Ashley Torre, Planning Board Attorney  
 Andy Willingham, Town Engineer  
 Alana Sawchuk, Planning and Zoning Secretary

**Welcome**

7:03

Chair Ruger opens the regularly scheduled April 12, 2021 meeting of the Planning Board.

**Administrative Business**

- *Approval of April 5, 2021 Minutes*

Ms. Schanberg moves to approve the April 5, 2021 Minutes. Mr. DiDonna seconds. 7 ayes. Motion carries.

- *Escrow Establishment for PB21-120, 271 Main Street, Tesla*

Chair Ruger moves to establish an escrow account for PB21-120 at \$1,000.00 with replenishment set at \$500.00. Mr. DiDonna seconds. 7 ayes. Motion carries.

- *Town Board Updates*

Mr. David Brownstein is absent.

**Public Comment(s)**

7:08

210412 PB Approved Minutes

No members of the public were in attendance to speak on general matters nor were any comments submitted in writing prior to the meeting.

### ***Public Hearing(s)***

#### ***1. Site Plan***

PB20-08: 60 Jansen Road

Applicant: Homeland Towers, LLC

Zoning District: R-1

SBL: 86.4-2-16

7:09-7:16

Ms. Schanberg moves to open the Public Hearing for PB20-08, 60 Jansen Road, Homeland Towers, LLC. Ms. Welles seconds. 7 ayes. Motion carries.

Ms. Aimee Hemminger and Mr. John Hemminger (11 Andrea Drive) are in attendance to speak in opposition to this application.

Mr. Larry Hauptman (2 Sarafian Drive) is in attendance to speak in opposition to this application.

Neighbors have in large part expressed their opposition to this project based on property values and maintaining the aesthetics of the neighborhood.

Chair Ruger moves to close the Public Hearing for PB20-08, 60 Jansen Road, Homeland Towers, LLC. Ms. Schanberg seconds. 7 ayes. Motion carries.

### ***Application Review***

#### ***1. Site Plan***

PB20-08: 60 Jansen Road

Applicant: Homeland Towers, LLC

Zoning District: R-1

SBL: 86.4-2-16

7:16-7:18

Mr. Robert Gaudioso is in attendance to speak as the legal representative for Homeland Towers, LLC. The applicant is prepared to receive and respond to written and spoken comments given by the public at the Public Hearing, as well as any received in writing within the next 10 days. After the 10-day period is over the applicant will return to the Board with their comments.

There are no further comments from Board members.

Attorney Torre notes that written comments from the public regarding this application can be submitted until Thursday, April 22, 2021 at 4 PM.

#### ***2. Site Plan***

PB21-120: 271 Main Street

Applicant: Tesla

210412 PB Approved Minutes

Zoning District: B-2

SBL: 86.12-6-5.100

7:18-7:35

Mr. Shiva Krishna is in attendance to speak on behalf of Tesla.

Mr. Andy Willingham is in attendance to speak on this application as Town Engineer. Mr. Willingham explains that the applicant is proposing 8 Tesla charging stations, 2 supercharger cabinets, a utility pole, transformer and associated electrical trenching/equipment. Mr. Willingham finds that the application is complete as submitted, however makes a few comments and recommendations:

- To move the underground utility line as it is 6 feet from the trunk of a red maple tree on the site;
- Indicate any removals or relocations of greenery that will be removed on site;
- Landscape screening of supercharger cabinets;
- Minor revisions to the submitted SEAF.

Mr. Krishna speaks to the current locations of superchargers along the thruway and has indicated that they have wanted to install them in New Paltz for some time.

Ms. Cohen asks if there will be an “invitation” off the thruway to use the chargers in New Paltz (i.e., signage).

Mr. Krishna explains that if someone is already driving an electric car, the location of the charger will pop-up on their car’s internal map. They expect that the drivers using these chargers will be a mix of local residents and travelers.

Ms. Cohen asks if the rest stops along the thruway have these chargers.

Mr. Krishna confirms that there are a few located at thruway rest stops, as well as locations in Newburgh, Central Nyack, and Kingston.

Ms. Schanberg asks if other electric vehicles can use Tesla chargers.

Mr. Krishna explains that as of today they are for the Tesla brand only.

Ms. Gotto asks if each charger serves one car at a time.

Mr. Krishna responds, yes, there are 8 chargers that can serve up to 8 cars at once. Mr. Krishna also explains that non-electric vehicles can park in those spots. Tesla will not enforce towing on non-electric vehicles in charger parking spots.

Ms. Gotto asks about the possibility of spreading out the chargers.

Mr. Krishna explains that it can become expensive and more disruptive to the property to not group the chargers.

Ms. Torre explains that this is a Type II action under SEQRA; requires a referral to the UCPB; and does not require a Public Hearing. Ms. Torre asks that the applicant submit an updated list of the requested waivers as well as an update to the Owner's Authorization Form.

Mr. DiDonna moves to declare PB21-120, 271 Main Street, a Type II action under SEQRA. Ms. Schanberg seconds. 7 ayes. Motion carries.

### *3. Site Plan*

PB21-134: 215 Huguenot Street

Applicant: Thomas O'Brien

Zoning District: R-1

SBL: 78.19-1-5.221

### *4. Site Plan*

PB21-93: 215 Huguenot Street

Applicant: Garvan's

Zoning District: R-1

SBL: 78.19-1-5.221

7:35-8:55

Mr. McCloskey (Applicant/Tenant), Mr. O'Brien (Applicant/Tenant), and Mr. Gilmore (Property Owner) are in attendance to speak regarding their applications and this parcel.

Mr. Willingham provides a narrative to the Board concerning the two separate applications as well as the discovery of an unauthorized parking lot on site. Mr. McCloskey had first applied to install a shed, renovate an existing porch, and create permanent space for outdoor seating. Mr. O'Brien then applied to install a small, prefabricated structure to act as a pro-shop. During Mr. Willingham's review, he noted that some parking spots seemed to have been installed at some point in the last few years without Site Plan approval, to his knowledge.

Attorney Torre explains that the Board will have to review SEQRA concurrently as it is one parcel, but suggests that all three individuals submit separate applications so that more simple projects, like Mr. McCloskey's and Mr. O'Brien's, not get held up by whatever is determined regarding the parking lot.

Chair Ruger comments that it's her understanding that the unauthorized lots could have been constructed in the wetlands buffer. Mr. Willingham confirms that yes, that is the larger concern.

Ms. Torre explains that a SEAF Part 1 needs to be submitted using the DEC Mapper in order to type the action for both.

Mr. Gilmore provides a brief history of his relationship with the property and the current tenants. Mr. Gilmore explains that 2 of the 3 lots were already there when he bought the property. The area that has come under scrutiny was recently graveled 2-3 years ago in order to better cover pre-existing overflow parking on the grass and the pre-existing foundation of an older structure

on the site. Mr. Gilmore suggests combining the parking lot remediation with the pro-shop/golf course application (Mr. O'Brien).

Mr. Willingham asks for clarity from the property owner regarding the pre-existing lots and the recently graveled lot.

Mr. DiDonna requests a map with the wetlands included.

Mr. Willingham advises that the Wetlands Inspector visits the site and/or the applicant hires their own inspector to visit the site and provide an analysis.

Chair Ruger suggests a \$2,000.00 escrow establishment for Mr. O'Brien with replenishment set at \$1,000.00. Mr. DiDonna moves to establish an escrow account for PB21-134, 215 Huguenot Street. Ms. Gotto seconds. 7 ayes. Motion carries.

Ms. Gotto speaks to an incomplete Owner's Authorization form for PB21-134 and requests that it be completed in full.

Chair Ruger asks about electricity and/or sewer for the pro-shop (PB21-134).

Chair Ruger recommends a \$4,000.00 escrow establishment for an as yet submitted Site Plan application for 215 Huguenot Street, Gilmore, with replenishment set at \$2,000.00. Ms. Schanberg moves, Mr. DiDonna seconds. 7 ayes. Motion carries.

Mr. Willingham notes that there are still some items missing from Mr. McCloskey's revised Site Plan and requests minor revisions.

Mr. Willingham intends to visit the site (215 Huguenot Street) with the Wetlands Inspector.

PB21-93 will need to be referred to the UCPB.

#### ***Admin. Business (Cont.)***

- *PB21-40, 525 Albany Post Road, Albrecht*

The Board discusses the necessity of sending out the Town's Wetlands Inspector to look at the property at no cost to the applicant. The Board agrees to arrange a visit by the Wetlands Inspector to confirm the existence/nature of the wetlands related to the property.

#### ***Adjournment***

Ms. Welles moves to adjourn the April 12, 2021 meeting. Mr. DiDonna seconds. 7 ayes. The meeting adjourns at 8:56 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary

