



Town of New Paltz Planning Board
 Special Meeting of Monday, April 5, 2021
 Live-streamed/Recorded Remotely at 7:00 PM
 Available on YouTube: <https://youtu.be/cyLoxMAx2rM>
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

Also Present: David Brownstein, Town Board Liaison
 Richard Golden, Planning Board Attorney
 Andy Willingham, Town Engineer
 Alana Sawchuk, Planning and Zoning Secretary

Welcome

7:00

Chair Ruger opens the special April 5, 2021 meeting at 7:00 PM.

Administrative Business

- *Approval of March 22, 2021 Minutes*

Mr. DiDonna moves to approve the March 22, 2021 Minutes. Ms. Schanberg seconds. 7 ayes.
 Motion carries.

- *Town Board Updates*

No updates were provided by Councilman Brownstein.

Public Comment(s)

7:02

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

Application Review

210405 PB Approved Minutes

1. Subdivision

PB21-40: 525 Albany Post Road

Applicant: Mark Albrecht

Zoning District: A-1.5

SBL: 86.3-1-6.200

7:03-7:19

Mr. Mark Albrecht and Mr. Robert James are in attendance to speak on this application.

Mr. Andy Willingham speaks to the memo he provided to members regarding new submittals from the applicant. The applicant is still waiting to hear from the DEC regarding the presence bald eagle and another species of bird. Mr. Willingham believes that the DEC will likely find no impact. The applicant has contacted NYSPRHP, who found that no further archaeological study would be needed if the area of land disturbance is located west of the easternmost stone wall. The final item the applicant needs is a response from the DEC.

Chair Ruger asks if there are any further questions from Board members.

Ms. Gotto asks about a site visit and/or a visit from the Wetlands Inspector.

Chair Ruger asks if the Wetlands Inspector is necessary. Mr. Willingham does not believe it will be.

Ms. Gotto shares a map indicating a possible wetlands presence on site and has noted that the EnCB will continue to review this application.

SEQRA must be completed before a Public Hearing can be set. Mr. Willingham will prepare the EAF Part 2 for the next meeting for April 26, 2021 meeting of the Planning Board.

Public Hearing(s)

1. Site Plan

PB20-08: 60 Jansen Road

Applicant: Homeland Towers, LLC

Zoning District: R-1

SBL: 86.4-2-16

7:20-8:31

Ms. Schanberg moves to open the Public Hearing for PB20-08, 60 Jansen Road, Homeland Towers. Ms. Cohen seconds. Attorney Golden explains that this Public Hearing is being held in order to discuss (1) the DEIS that has been deemed acceptable for public distribution by the Board previously and was made available on its website; (2) the Site Plan, Special Use Permit, and Wetlands permit applications. 7 ayes. Motion carries.

Mr. Michael Martens (1 Jennifer Court) is in attendance in opposition to this application and yields his time to Mr. Campanelli.

Ms. Alyse Solomon (68 Jansen Road) is in attendance to speak in opposition to this application.

Ms. Meghan Martens (1 Jennifer Court) is in attendance to speak in opposition to this application.

Ms. Harriet Clark Webber (8 Jennifer Court) is in attendance to speak in opposition to this application.

Ms. Terry Merrill (5 Jennifer Court) is in attendance to speak in opposition to this application.

Mr. Ron Mosimann and Mrs. Gina Mosimann (6 Jennifer Court) are in attendance to speak in opposition to this application.

Mr. Ji Yu is in attendance to speak in opposition to this application.

Ms. Valerie Gutchen Arnade (82 Jansen Road) is in attendance to speak in opposition to this application.

Mr. Chris Arnade (82 Jansen Road) is in attendance to speak in opposition to this application.

Ms. Vikki Beach (61 Jansen Road) is in attendance to speak in opposition to this application.

Ms. Karen Braunschweiger (3 Jennifer Court) is in attendance to speak in opposition to this application.

Mr. Mark Albrecht (525 Albany Post Road) is in attendance to speak in opposition to this application.

Ms. Cheryl Engelhardt (4 Jennifer Court) is in attendance to speak in opposition to this application.

Mr. Silas Rossi (4 Jennifer Court) is in attendance to speak in opposition to this application.

All neighbors at large spoke in opposition to this application based upon concerns regarding their property values; maintaining the aesthetics of the neighborhood; and health concerns.

Mr. Andrew Campanelli, the attorney representing 18 homeowners in the neighborhood, speaks to the legal/procedural determinations that the Planning Board will need to make. Mr. Campanelli wants the Planning Board to feel that they can deny the application without feeling concerned that they would face legal ramifications. Mr. Campanelli speaks further regarding Town Code revisions that protect against “adverse aesthetic impacts.” Mr. Campanelli argues that personalized letters from homeowners can be considered substantial evidence of “adverse aesthetic impacts.” Mr. Campanelli feels that the applicant has not satisfied the requirements of the visual impact assessment. Mr. Campanelli speaks to a necessity for proof of a need for wireless service.

The Planning Board will need to decide if they're keeping the Public Hearing open or closed. Attorney Golden clarifies that after the close of the Public Hearing, the public can still submit written comments 10 days after it's closed.

Ms. Schanberg does not think the Public Hearing should be closed yet.

Deputy Chair Nolan believes it should remain open.

Ms. Gotto is surprised that the Board has not heard from non-immediate neighbors.

Chair Ruger is comfortable with closing the Public Hearing and having the 10 days to receive any further comments in writing.

Ms. Cohen would like to keep the Public Hearing open for at least one more meeting.

Mr. DiDonna would like to keep the Public Hearing open and think more about comments from neighbors.

Ms. Welles is in agreement with other members to keep the Public Hearing open.

Mr. Golden notes that after the Public Hearing is closed and the 10-day period is over, the Planning Board's next decision is not on the application, but rather with respect to acting for a final EIS (Environmental Impact Statement) and a SEQRA finding statement. After that is completed the Zoning Board of Appeals will take up their review and determine whether to grant a Use Variance. Only if the applicant is granted the variance will they return to the Planning Board for the approvals of the Site Plan and related permits.

Ms. Cohen asks when it would be an appropriate time for Planning Board members to make comments. Attorney Golden explains that members can make comments in writing or hold their comments until the end of the Public Hearing.

Ms. Schanberg moves to adjourn the Public Hearing until the April 12, 2021 meeting at 7 PM. Ms. Welles seconds. 7 ayes. Motion carries.

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

Attorney Golden notes that no new public notice is published when a Public Hearing is adjourned until another meeting.

Adjournment

Ms. Gotto moves to adjourn the April 5, 2021 meeting. Ms. Cohen seconds. 7 ayes. The meeting adjourns at 8:33 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary