



Town of New Paltz Planning Board
 Regular Meeting of Monday, December 13, 2021
 7:00 PM via Remote Access (Zoom and YouTube)
 Available on YouTube: <https://www.youtube.com/watch?v=SVbf7iqR7dg>
MINUTES

Present: Adele Ruger, Chair
 Lyle Nolan, Deputy Chair
 Amanda Gotto
 Jennifer Welles
 Amy Cohen
 Jane Schanberg
 Adrian Capulli, Alternate
 Kitty Brown, Alternate

Absent: Matthew DiDonna

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

Welcome

7:02

Chair Ruger opens the regularly scheduled December 13, 2021 meeting of the Planning Board.

Administrative Business

- *Approval of November 22, 2021 Minutes*

Ms. Schanberg moves to approve the November 22, 2021 Minutes. Deputy Chair Nolan seconds. Ms. Gotto recommends the following changes: (1) Regarding Viking Industries, the Planning Board had asked for a wetlands report; (2) Regarding Viking Industries, the Minutes should note that the proposed parking in the front does not comply with the code which is why it was referred to the Zoning Board; (3) The zoning district for Trans-Hudson is MSMU; HVCU is GH district. 5 ayes as amended. Chair Ruger abstains. Motion carries.

- *Approval of 2022 Meeting Schedule*

Ms. Gotto recommends changing the 10/10/22 meeting to 10/13/22. Ms. Cohen moves to approve the 2022 schedule as amended. Ms. Gotto seconds. 6 ayes. Motion carries.

- *Town Board Updates*

Councilperson Brownstein provides updates regarding the CEA and the petition from Trans-Hudson for the Town to extend the water and sewer district for their project.

- *Escrow Establishment: PB21-534*

Chair Ruger motions to set escrow for PB21-534 at **\$4,000.00** with replenishment set at **\$2,000.00**. Ms. Schanberg seconds. 6 ayes. Motion carries.

- *Ulster County: New Paltz Veterans Cemetery*

Mr. Dennis Doyle is in attendance to discuss plans for the New Paltz Veterans Cemetery. Ms. Schanberg asks about maintenance of the existing rural cemetery. A small portion of the existing cemetery will continue to be maintained. Mr. Doyle confirms this would be the only veterans cemetery in existence in Ulster County. Mr. Doyle does not find that the exemptions the county is seeking are significant. If the Board grants the waiver, the Town Planning Board would no longer be considered an Involved Agency. Mr. Doyle confirms that this project has been proposed to the public on numerous occasions. Ms. Gotto confirms with Mr. Doyle that the cemetery will have its own entrance and signage.

Ms. Cohen moves to approve the Resolution allowing the project to proceed exempt from Town zoning laws. Ms. Schanberg seconds. 5 ayes. Deputy Chair Nolan abstains. Motion carries.

Public Comment(s)

7:35

No comments were submitted in writing prior to the meeting nor was anyone in attendance to speak.

Application Review

1. Site Plan

PB21-534: 4 S. Putt Corners Rd.

Applicant: New Paltz Hospitality, LLC

Zoning District: B-2

SBL: 86.12-4-9.200

7:35-7:54

Mr. Barry Medenbach (Consultant) and Mr. Jay Modhwadiya (Applicant) are in attendance. This is an application for site plan approval to convert an existing meeting room into 4 additional guest rooms, with no planned modifications to the building footprint or exterior. This is a Type II action under SEQRA with no referral to the county required provided that there is channelized access to county roads and any proposed lighting meets IESNA lighting levels. A Public Hearing is not required.

Mr. Andy Willingham reviews the comments he's submitted to the Board and applicant regarding this application:

- The applicant should demonstrate that parking is available on site for the additional rooms in accordance with zoning;
- The applicant should demonstrate that the existing sanitary pump station can convey the additional sewer flow (the Town Sewer and Water departments should also confirm).

Mr. Medenbach confirms that the hotel has already used significantly less water than had been initially proposed. They're not anticipating any issues with parking and water usage based on the number of rooms they're looking to add.

Mr. Modhwadiya speaks regarding the number of electric charging stations on site.

Ms. Schanberg asks if any handicap accessible rooms need to be created. Mr. Modhwadiya confirms they would be "regular rooms," but they already do have handicap accessible rooms on site.

No further questions or comments from Board members.

Ms. Schanberg moves to classify the action as a Type II action under SEQRA. Ms. Cohen seconds. 6 ayes. Motion carries.

Attorney Golden requests that the Owner's Authorization Form be revised and seeks confirmation on whether the existing HVAC Compressors will be moved. Attorney Golden confirms with the applicant that this will not need to be referred to the UCPB.

The Board is in agreement that a Public Hearing is not required.

Chair Ruger requests a motion to authorize the attorney to draft a Resolution for PB21-534 for the next meeting. Ms. Schanberg moves, Deputy Chair Nolan seconds. 6 ayes. Motion carries.

2. Site Plan

PB13-15: Rt. 299/N. Putt Corners Rd.

Applicant: Trans-Hudson

Zoning District: B-2

SBL: 86.12-4-5.1

7:54-8:52

Mr. Justin Dates (Engineer), Mr. Rich D'Andrea (Traffic Engineer), Ms. Kathy Zalantis (Attorney), and Mr. Ary Freilich (Applicant) are in attendance. This is an application for site plan approval of a commercial site. A revised plan has been submitted to the UCPB, and the Board will need to respond to their comments. The applicant's traffic study has also been reviewed by DTS Provident (the Town's traffic engineer).

The applicant will need unanimous approval from the Board regarding the waiver requests, so Ms. Zalantis will make her presentation at the next meeting.

Mr. Carlito Holt (the Town's Traffic Engineer) speaks regarding the traffic study that was submitted by the applicant. Mr. Holt summarizes that they have some technical comments, although nothing of significant consequence to the project as proposed. They do recommend that the applicant provide accident data. Mr. Holt's firm expressed more concern regarding traffic within the site. Mr. Holt also speaks to the different demands in parking based on whether a restaurant or retail business moves into Building #3.

Mr. Dates clarifies that they proposed the current parking plan with the most flexibility for the applicant in terms of which tenants can occupy the space.

Attorney Golden recommends that the Resolution include language for restaurant use and retail use as it pertains to the number of parking spaces.

The Board discusses maintenance of the Empire State Trail, which was included in the comments from the UCPB.

The Board has further discussion regarding the parking plan depending upon retail or restaurant use within any potential approval.

Chair Ruger remarks that the Supervisor has said that the Town will maintain the EST.

Ms. Gotto reviews the comments from the UCPB pertaining to sustainability. The applicant is preparing a formal response to these comments.

The Board discusses the advisory comment (not required) from the UCPB pertaining to architecture and the applicant's proposed plans.

Ms. Welles agrees with the UCPB's comments pertaining to the architecture.

Ms. Zalantis notes that a lot of work has been done to the plan in order to meet the aesthetics of New Paltz and there have been previous conversations between the applicant's architect and Town's architecture consultants about the current proposal.

The Board continues their discussions of possible land banking of unused parking spaces (based on building tenants).

The applicant is still waiting for comments from DOT, which will impact traffic circulation into the site. Mr. Dates does not anticipate it impacting possible land banked spaces.

Ms. Gotto expresses a concern about confusion between parking for the retail/restaurant buildings and parking for the use of the trail. Attorney Golden recommends that signage could be added to differentiate between the two.

Ms. Cohen speaks regarding a meeting with DOT wherein the signage was discussed.

The applicant notes that the Village Board has approved the water connection for this project.

Adjournment

Deputy Chair Nolan moves to adjourn the December 13, 2021 meeting. Ms. Schanberg seconds. 6 ayes. The meeting adjourns at 8:53 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary