



Town of New Paltz Planning Board
Regular Meeting of Monday, January 11, 2021
Live-streamed/Recorded Remotely at 7:00 PM
Available on YouTube: <https://youtu.be/uLTteaQ02sQ>

APPROVED MINUTES

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

Absent:

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

Welcome

7:02

Chair Ruger opens the regularly scheduled January 11, 2021 Planning Board meeting.

Administrative Business

- *Approval of November 23, 2020 and December 14, 2020 Minutes*

Mr. DiDonna moves to approve the November 23, 2020 Minutes with Chair Ruger and Mr. DiDonna abstaining due to absence, and December 14, 2020 Minutes with Ms. Gotto, Ms. Schanberg, and Ms. Weisburd abstaining due to absence. Ms. Schanberg seconds. 5 ayes for November 23, 2020; 4 ayes for December 14, 2020. Motion carries.

Public Comment(s)

7:03

No comments were submitted prior to the meeting in writing, nor were any members of the public present in order to speak.

Application Review

1. Lot Line Revision

PB20-00295: 282 and 290 Old Kingston Road

Applicant: Keith and Erica Libolt; David Clayton

Zoning District: R-1

SBL: 78.15-1-22; -23.110; -24.100

7:07-7:46

Chair Ruger asks for any further comments from Mr. Willingham regarding this application. Mr. Willingham has none and defers to Attorney Golden about any outstanding items.

Attorney Golden refers to the necessity of a “sidewalk waiver” that Ms. Brooks will have to submit in writing. Attorney Golden speaks to the absence of a proxy statement for Mr. Clayton, however it has been recently received by the Planning and Zoning Clerk and was dated October 26, 2020, but was for whatever reason not included in the initial submission.

The Board speaks to the sidewalk requirement and whether or not a waiver is needed. Attorney Golden suggests adding a provision within the Resolution that would require any future owners of the property revisit the sidewalk requirement.

Chair Ruger asks for any further comments from Board members.

Mr. DiDonna asks about the distance to Huguenot Street and does not see a reason for requiring a sidewalk as it would then require other neighbors to have a sidewalk installed.

The Board discusses previous applications that had required sidewalk waivers.

Ms. Schanberg moves to grant a sidewalk waiver. Deputy Chair Nolan seconds. The vote does not sustain as conversation continues.

Attorney Golden advises against holding money in escrow for a sidewalk at some unspecified point in the future and again suggests a deed restriction that would require sidewalks on their property should other sidewalks show upon either side of the property.

Ms. Schanberg amends the motion to waive the sidewalk requirement and include the deed restriction that would require sidewalk construction at a later date if needed. Ms. Weisburd seconds. Mr. DiDonna asks about whether or not the restriction would affect the property value. Deputy Chair Nolan shares a similar concern.

The Planning and Zoning Clerk takes roll.

Adele Ruger, Chair: N

Lyle Nolan, Deputy Chair: N

Amy Cohen: N

Matthew DiDonna: N

Jane Schanberg: N

Amanda Gotto: Y
Stana Weisburd: Y

4 nays, 3 ayes. Motion fails.

Mr. DiDonna makes a motion to eliminate the need for sidewalks on this application. Deputy Chair Nolan suggests amending the motion to cite the hardships experienced by the applicant in order to grant the sidewalk waiver (topography and rock conditions on site).

Deputy Chair Nolan moves as amended with cited hardships. Mr. DiDonna seconds. 7 ayes. Motion carries.

The Planning Board proceeds through the Resolution citing the Specific Conditions (as follows). Mr. DiDonna moves to approve. Deputy Chair Nolan seconds. 7 ayes. Motion carries.

SPECIFIC CONDITIONS

1. By this Resolution of Approval, the Planning Board is not approving the use of or the propriety of the location of the shed located on the existing parcel identified as Section 78.15, Block 1, Lot 22. Said shed must comply with all Town of New Paltz Code requirements, including permitting and setback distances.
2. Prior to the signing of the plat, the Applicant must provide evidence of a document being recorded with the Ulster County Clerk evidencing that the existing driveway easement has been extinguished.

Name	Ayes	Nays	Abstain	Absent
Chair <i>Adele Ruger</i>	✓			
Deputy Chair <i>Lyle Nolan</i>	✓			
Member <i>Amy Cohen</i>	✓			
Member <i>Amanda Gotto</i>	✓			
Member <i>Stana Weisburd</i>	✓			
Member <i>Jane Schanberg</i>	✓			
Member <i>Matthew DiDonna</i>	✓			
Totals:	7			

ENCB Presentation

7:46-9:11

The Chair for the Hyde Park Planning Board, Mr. Michael Dupree is in attendance, as is ENCB Chairperson Ingrid Haeckel in order to speak on CEAs (Critical Environmental Areas) in New Paltz.

Chair Haeckel speaks to the history of CEAs in New Paltz. The proposal was before the Town Board in February of last year with 4 proposed areas (Shawangunk Ridge; Plutarch Woods and Wetlands; Wallkill River and Kleine Kill Corridor; Clearwater Woods), covering 30% of the Town's land area. Discounting publicly held land or land already being maintained, there remains 3,661 acres remaining of private land to which the CEA would apply. None of the proposed CEAs are in commercial zoning districts.

Chair Dupree speaks about how the CEAs work in Hyde Park.

Chair Ruger asks if the Board has any questions for Chair Dupree. Chair Ruger asks what percentage of the area is designated a CEA in Hyde Park. **Chair Dupree says about 10%.** Ms. Gotto asks when the CEAs were put in place. **2009.** Ms. Gotto follows up by asking how many projects have fallen into these designated areas. Mr. Dupree clarifies the nature of Hyde Park vs. the Town of New Paltz and how that impacts the designation and use of CEAs.

No further questions from Board members.

Chair Haeckel speaks a bit further about practical applications.

The Board discusses CEAs in practice.

Adjournment

Ms. Schanberg moves to adjourn the January 11, 2021 meeting. Ms. Weisburd seconds. 7 ayes. The meeting adjourns at 9:12 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary