



Town of New Paltz Planning Board  
 Regular Meeting of Monday, January 25, 2021  
 Live-streamed/Recorded Remotely at 7:00 PM  
 Available on YouTube: <https://youtu.be/ZG14MbnRtB4>  
**APPROVED MINUTES**

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

Absent: Rick Golden, Planning Board Attorney  
 David Brownstein, Town Board Liaison

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

***Welcome***

7:00

Chair Ruger opens the regularly scheduled January 25, 2021 Planning Board meeting.

***Administrative Business***

- *Approval of January 11, 2021 Minutes*

Mr. DiDonna moves to approve the January 11, 2021 Minutes. Deputy Chair Nolan seconds. 7 ayes. Motion carries.

***Public Comment(s)***

7:01

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. Conceptual Site Plan Review***

PB21-06: 526 Main Street

Applicant: TD Group NPZ, LLC

210125 PB Approved Minutes

Zoning District: B-2

SBL: 87.9-2-18.100

7:01-7:23

Mr. Brian Tietje (Property Owner) and Mr. John Sullivan (Architect) are in attendance to speak regarding their project at 526 Main Street. The intended location is currently occupied by the Diamond Car Wash. The applicant intends to construct a 2-story multi-dwelling unit building with a 10,000 sq. ft. footprint. There will be 22 residential units, with a mix of 1 and 2-bedroom units. There will be 33 parking spaces on the right and rear sides of the building. Residents would enter the site at the same location that is used for the car wash currently. The proposed driveway would loop around the building. An area for garbage has been included on the preliminary Site Plan. Applicant notes that as these plans *are* preliminary, they are prepared to make changes.

The current owner/applicant has owned the property for the past 7 or 8 years. The car wash business has been a financial loss, so the applicant would like to propose something that would be more feasible for them as the property owner.

The applicant does not believe that this proposal would require any Area Variances and meets the use allowances for the zoning district.

Mr. DiDonna seeks confirmation on how far back that lot goes. Mr. Tietje confirms the size and confirms that and no changes will be made to the size/shape of the lot.

Mr. Sullivan notes the location of the setback on the map.

The applicants have submitted the preliminary plans to Central Hudson in order to account for the location of powerlines.

The applicant confirms that these will be long-term residences and not a hotel. The applicant also wishes to install a fair number of ADA compliant apartments.

Ms. Gotto asks about water and sewer. Mr. Tietje explains that there are currently 2 wells that service the car wash. The applicant is hoping to introduce an environmentally friendly option in order to capture grey water, reducing the burden on the Ohioville Sewer Plant. Ms. Gotto asks if one of the wells is beneath the paved parking lot. Mr. Sullivan confirms that yes, one is beneath the pavement. Ms. Gotto seeks clarification on certain details on the submitted Site Plan, including the northern lot line and location of easements. The applicant clarifies the location of an easement with Central Hudson. The residents would be sharing this road, and the applicant feels that Central Hudson seems to be fine with the shared use as of now. Ms. Gotto asks the applicant to get that confirmed.

Ms. Gotto notes that the project is within the wetland buffer. Mr. Tietje says that most of the pavement in the buffer would be pre-existing. Ms. Gotto notes that based on the drawing of the current site the majority of the proposed pavement would be new. Ms. Gotto reminds the applicant that construction in the wetlands buffer will be a concern.

Ms. Cohen agrees that there's a need for ADA compliant housing and asks about other amenities for residences. Ms. Cohen also asks about having a stop on site for public transportation.

Mr. Tietje is happy to investigate making accommodations for a bus stop. The applicant notes that ramps wouldn't be required because they're building at grade. All ADA compliant units would be on the first floor. The applicant would like to have washer/dryers in the individual units. Ms. Cohen asks about a proposed demographic for residents.

Mr. Tietje would prefer long term tenants and working families because of student turnover. Ms. Cohen asks about having an outdoor area. The applicant confirms that there's a plan for open space and bike racks would be included.

Deputy Chair Nolan makes a comment about the view/location of the powerline from the building.

Ms. Schanberg asks about the chain link enclosure on the plan. The applicant explains that it used to hold towed automobiles before he owned the property, but it hasn't been used since then. Ms. Schanberg asks about the amount of space for snow removal/water runoff. Mr. Sullivan indicates that there's an area at the rear of the property. Ms. Schanberg asks about the square footage for a 2-bedroom apartment. Mr. Sullivan says about 800-850 sq. ft. for the 2-bedrooms; 600-650 sq. ft. for the 1-bedrooms. Ms. Schanberg asks if elevators will be included, the applicant intends only to have internal stairwells.

Ms. Gotto recommends that the applicant take the Gateway zoning requirements and design standards into account.

## *2. Accessory Apartment*

PB20-267: 81 Canaan Road

Applicant: Kathleen Frizzell

Zoning District: A-3

SBL: 78.14-1-5

7:23-7:38

The applicant has redrawn their map to include an area for parking that meets zoning requirements. The applicant has also been in touch with the Health Department regarding their leach field, who confirmed that 3 bedrooms was acceptable for its use.

Ms. Schanberg asks about the walkway.

Mr. Willingham confirms that the walkway can be in the side yard.

Deputy Chair Nolan is concerned about having enough room for residents to move their cars since 2 of the parking spaces are in the garage. The applicant confirms that it's a dead-end street, so it's not extraordinarily busy.

Mr. Willingham confirms that the Building Inspector has found the project to meet parking requirements. The applicant confirms that the driveway is also pretty large.

Mr. Ahearn suggests that the approval be conditioned on the extension of the sewer lateral and that it be limited to 3 bedrooms unless the applicant comes back before the Planning Board. The leach field must be expanded prior to the granting of the CO.

Mr. Ahearn notes that at the October 13, 2020 meeting, this application was classified as a Type II action under SEQRA and will require that a recreation fee be paid.

Mr. DiDonna makes a motion to approve PB20-267, 81 Canaan Road, Frizzell, with the above conditions. Ms. Schanberg seconds. 7 ayes. Motion carries.

<b>Name</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
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			

### ***Adjournment***

Ms. Schanberg moves to adjourn the January 25, 2021 meeting. Ms. Weisburd seconds. 7 ayes. The meeting adjourns at 7:53 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary