



Town of New Paltz Planning Board
Regular Meeting of Monday, **July 10, 2023**
7:00 PM In Person
Town of New Paltz Courthouse
59 N. Putt Corners Road, New Paltz, NY

APPROVED MINUTES

Present: Adele Ruger (Chair), Lyle Nolan (Deputy Chair), Jennifer Welles, Adrian Capulli, Matthew DiDonna, Jane Schanberg, and Lauren McPadden

Also present: Andy Willingham (Planning Board Engineer)
Ashley Torre (Planning Board Attorney)
Kurt Sutherland (Planning Board Architect)

Administrative Business

A quorum check for the July 24, 2023 meeting was held and a sufficient number of members indicated their availability for this meeting.

A motion was moved by the Chair to approve the minutes of May 22, 2023 and the Deputy-Chair seconded with no further discussion and all voting in favor.

A motion was moved by Mr. Capulli to approve the minutes of June 12, 2023 and Mr. DiDonna seconded with no further discussion and all voting in favor.

A motion was moved by the Chair to establish a \$2500 escrow account for 15 Shivertown Road, owner Michael Cuddire, with Ms. Welles seconding and all voting in favor with no further discussion.

A motion was moved by Ms. Welles to establish a \$2,000 escrow account for 271 Main Street, Bank of America, with the Chair seconding and all voting in favor with no further discussion.

Public Comment

The Deputy-Chair then asked if there was anyone in attendance wishing to make a public comment and there was no one.

Public Hearing – Continued from June 12, 2023

SUBDIVISION

Location: 350 N. Ohioville Rd

SBL: 79.3-3-38 and 39

PB22-67

Applicant: STEFAN BOHDANOWYCZ

Zoning District: A-3

The Deputy-Chair asked if there was anyone in attendance who wished to make a comment regarding the subdivision application for 350 N. Ohioville, and there was no one.

Mr. DiDonna moved a motion to close the public hearing and Ms. Schanberg seconded with no further discussion all voted in favor of the motion.

Application Review

SUBDIVISION	PB22-67
Location: 350 N. Ohioville Rd	Applicant: STEFAN BOHDANOWYCZ
SBL: 79.3-3-38 and 39	Zoning District: A-3

Ms. Brooks appeared before the Board on behalf of the owner. The Board suggested she add the word “presently” to the descriptive terms on the map related to the gun range reference.

Deputy-Chair made a motion to authorize the planning board attorney to draft a resolution of approval and Ms. Welles seconded. A roll call was taken:

Mr. DiDonna “Aye”
Ms. Schanberg “Aye”
Deputy-Chair Nolan “Aye”
Chair Ruger “Aye”
Ms. Welles “Aye”
Mr. Capulli “Aye”
Ms. McPadden “Aye”

With no further discussion all voted in favor of the motion.

SUBDIVISION/LOT LINE REVISION	PB23-269
Location: 15 Shivertown Rd.	Applicant: MICHAEL CUDDIRE
SBL: 78.16-3-28.100	Zoning District: R-1

The owner/applicant appeared before the Board. The planning board engineer went over his review of the applicant’s submissions. The applicant verbally withdrew his request for a waiver of the vicinity depiction on the site map. The applicant stated there are two trees and two tree strumps on the proposed lot.

Ms. Schanberg moved a motion to waive the requirements for topography and the location of wooded areas and isolated trees and Mr. Capulli seconded. A roll call was taken:

Mr. DiDonna “Aye”
Ms. Schanberg “Aye”
Deputy-Chair Nolan “Aye”
Chair Ruger “Aye”
Ms. Welles “Aye”
Mr. Capulli “Aye”

Ms. McPadden “Aye”

With no further discussion all voted in favor of the motion.

A motion to classify this application as unlisted under SEQRA was moved by Mr. DiDonna and seconded by Ms. Schanberg. A roll call was taken:

Mr. DiDonna “Aye”

Ms. Schanberg “Aye”

Deputy-Chair Nolan “Aye”

Chair Ruger “Aye”

Ms. Welles “Aye”

Mr. Capulli “Aye”

Ms. McPadden “Aye”

With no further discussion all voted in favor of the motion.

The Deputy-Chair instructed the Board’s engineer to complete the SEQRA Part II for the next meeting and the Chair advised the applicant that the survey needed to be corrected. The Board’s attorney advised that the owner of 17 Shivertown Road needed to sign an owner’s authorization form.

SITE PLAN

PB23-496

Location: 27 N. Putt Corners Rd.

Applicant: Bimbo Bakeries, USA

SBL: 86.8-5-13

Zoning District: I-1

John Montagne and Ryan DeSalvatore (Alfandre Architecture) appeared before the Board to give a status report regarding the DEC wetland permit status of the project. The applicant will be applying to the Town Board to become part of the sewer and water district. The planning board attorney advised the applicant that their SEQR must be completed before the Town Board will take any action. She recommended he obtain information the Planning Board would need to assess the sewer and water impacts. She also suggested he have a preliminary meeting with the Town to make sure they don’t have any major concerns with their plans.

Mr. Montagne reported on the various items the County DPW has requested from the applicant, including striping related to entry areas and tractor trailer parking, and moving the curb lines behind the utility poles. Mr. Montagne noted that the UCDPW only issues a work permit and that he would get a letter from them in a couple of weeks.

The applicant’s next submission will include a lighting plan and a fire department response. Mr. DeSalvatore stated that the current sign will not be replaced.

Ms. Torre stated that the applicant needed to submit their long-form Wetlands Permit application before a public hearing could be set.

SITE PLAN

Location: 271 Main Street
SBL: 86.12-6-5.1

PB23-312

Applicant: Bank of America/CBRE
Zoning District: B-2

Jake Modesto from Stonefield Engineering Design appeared before the Board on behalf of the applicant regarding their renovation plans for the bank branch. The only additional signs to be added to the site are purely directional.

A motion to classify this application as Type II under SEQRA was moved by Ms. Schanberg and seconded by Chair Ruger. There was no further discussion and all voted in favor of the motion.

A motion to approve the site plan application subject to the planning board's general conditions*, including payment of all fees and obtaining all required permits as set forth in the Town Code was moved by Mr. DiDonna and seconded by Ms. Schanberg with all voting in favor with no further discussion. A roll call vote was then taken:

Mr. DiDonna "Aye"

Ms. Schanberg "Aye"

Deputy-Chair Nolan "Aye"

Chair Ruger "Aye"

Ms. Welles "Aye"

Mr. Capulli "Aye"

Ms. McPadden "Aye"

*The Planning Board's General Conditions attached to this approval include the following:

1. This approval conditioned upon all other approvals that are needed by operation of federal, State or local laws and regulations, including, but not limited to the United States Army Corps of Engineers, New York State Department of Environmental Conservation, New York State Department of Health, New York State Department of Transportation, Ulster County Department of Health, Ulster County Department of Transportation, the Town of New Paltz Town Board, and compliance with the New York State Uniform Fire Prevention and Building Code.
2. Except as otherwise provided in the Code, no deviation from the plans, reports or other documents that form the basis for this approval are effective unless and until an amendment to this Resolution is secured from the Planning Board in writing. The Town may stop work on this project, and/or revoke a building permit, and/or withhold a certificate of occupancy, and/or seek any other additional relief as authorized by law, if any term or condition of this Resolution is violated.
3. All fees regarding this Application must be paid in full, including all application fees, other fees required by the Town Code, and the fees of the Planning Board consultants, including all engineering, planning, and legal fees. All bonds or other security required by this Resolution shall be submitted in a timely manner as required by the Town Code or Building Inspector. No building permit may be issued by the Building Inspector unless and until such fees have been paid in full and such bonds or other security shall have been filed with the Town.

4. No changes, erasures, modifications, or revisions to the plans shall be made after approval has been given by the Planning Board, unless the plan is first resubmitted to the Planning Board and the Planning Board approves such modifications.

Other Matters

Robert Ferri from the EnCB presented a document created by Hudson Valley Pattern for Progress regarding a zoning ordinance for electrical vehicle charging stations which they intend to present to the Town Board for inclusion in the Town's general legislation. He asked the members for their comments in this regard. The Chair asked the members to review the documents and placed a discussion on the July 24, 2023 agenda.

Adjourn

Ms. Schanberg made a motion to adjourn, with Ms. Welles seconding, and all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the July 10, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=xf856AXpomg&t=1926s>



TOWN OF NEW PALTZ PLANNING BOARD
APPLICATION REVIEW / DECISION DOCUMENT "TRACKING SHEET"

Meeting Date: July 10, 2023

Applicant: Cuddihy
Property Address: 15 Shiverdown Road
Proposal: _____

REFERRAL(S): ☐ ZBA ☐ EnCC ☐ HPC ☐ Water/Sewer ☐ Highway ☐ TN BD ☐ County ☐ _____

SEQR: ☐ Type I ☐ Unlisted ☐ Type II
☐ Lead Agency _____ ☐ None Designated
☐ Short EAF ☐ Long EAF
☐ Negative Declaration ☐ Positive Declaration

PUBLIC HEARING DATE: _____ TIME: _____ CONTINUED TO: _____

ISSUES TO BE CLARIFIED: _____
Survey needs to be accurate
as per code
owners affidavit 17 Shiverdown

ADDITIONAL INFORMATION REQUIRED: _____

DECISION: ☐ Approved ☐ Approved w/ conditions ☐ Denied ☐ Incomplete

Special Conditions: _____

Signatures: [Signature] [Signature] _____
Planning Board Chair Applicant Planning Board Contact



TOWN OF NEW PALTZ PLANNING BOARD
APPLICATION REVIEW / DECISION DOCUMENT "TRACKING SHEET"

Meeting Date: _____

Applicant: Bimbo Bakeries, USA.
Property Address: 27 No. PUT CONCRE P.d.
Proposal: _____

REFERRAL(S): ☐ ZBA ☐ EnCC ☐ HPC ☐ Water/Sewer ☐ Highway ☐ TN BD ☐ County ☐ _____

SEQR: ☐ Type I ☐ Unlisted ☐ Type II
☐ Lead Agency _____ ☐ None Designated
☐ Short EAF ☐ Long EAF
☐ Negative Declaration ☐ Positive Declaration

PUBLIC HEARING DATE: _____ TIME: _____ CONTINUED TO: _____

ISSUES TO BE CLARIFIED:

Modify Full EAF
Need town Wetlands Permit
Applying to town for water + sewer districts extension
consult with fire department

ADDITIONAL INFORMATION REQUIRED: _____

DECISION: ☐ Approved ☐ Approved w/ conditions ☐ Denied ☐ Incomplete

Special Conditions: _____

Signatures: _____
Planning Board Chair

[Signature]
Applicant

Planning Board Contact