



Town of New Paltz Planning Board  
 Regular Meeting of Monday, July 12, 2021  
 7:00 PM at the New Paltz Community Center  
 Available on YouTube: [https://www.youtube.com/watch?v=q-T\\_B3VHA58](https://www.youtube.com/watch?v=q-T_B3VHA58)  
***APPROVED MINUTES***

Present: Adele Ruger, Chair  
 Lyle Nolan, Deputy Chair  
 Amy Cohen  
 Jane Schanberg (via Zoom, 55 East Bellevue Place, Chicago, IL 60611)  
 Amanda Gotto (via Zoom, 136 N. Chestnut Street, New Paltz, NY 12561)  
 Jennifer Welles

Absent: Matthew DiDonna  
 David Brownstein, Town Board Liaison

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

***Welcome***

7:00

Chair Ruger opens the regularly scheduled July 12, 2021 meeting of the Planning Board.

***Administrative Business***

- *Approval of June 28, 2021 Minutes*

Deputy Chair Nolan moves to approve the June 28, 2021 Minutes. Ms. Cohen seconds. 6 ayes. Motion carries.

- *PB21-177: Reschedule Public Hearing for July 26, 2021*

Ms. Cohen moves to reschedule the Public Hearing for PB21-177 to July 26, 2021 at 7 PM. Deputy Chair Nolan seconds. 6 ayes. Motion carries.

- *Town Board Updates*

Mr. David Brownstein is absent.

***Public Comment(s)***

7:04-7:10

Mr. Tom Denton is in attendance via Zoom to speak regarding the New Paltz Apartments project/annexation and its “student housing” designation.

Attorney Golden notes that most of the meetings related to this project thus far are in reference to the environmental impacts prior to the drafting of the EIS (Environmental Impact Statement). However, the comments and questions raised by Mr. Denton are important with respect to the decision made by the Village Board of Trustees and Town Board as to whether the annexation will ultimately go forward.

No one else from the public is in attendance to speak.

### ***Application Review***

#### ***1. Simplified Site Plan***

PB21-283: 226 Main Street

Applicant: Ulster Savings Bank

Zoning District: B-2

SBL: 86.12-1-13.100

7:10-7:15

Mr. Andy Willingham describes the project. Ulster Savings Bank is looking to install solar panels on the south side of the building (not visible from the road). Mr. Willingham finds that this application fits all the criteria permitting the waiver of Site Plan review. It is a Type II action under SEQRA and has no adverse impact on any other structures or properties.

Ms. Cohen makes a motion to classify PB21-283 as a Type II action under SEQRA. Ms. Schanberg seconds. 6 ayes. Motion carries.

The Building Inspector also recommends a waiver of full Site Plan review.

Ms. Cohen makes a motion to waive Site Plan review for the installation of solar panels at 226 Main Street (PB21-283). Ms. Schanberg seconds. Deputy Chair Nolan notes that USB seems to have started removing trees prior to this meeting. The comment will be passed to the Building Inspector for her comments. 6 ayes. Motion carries.

### ***Administrative Business (Cont.)***

- ***PB21-AX, New Paltz Apartments: Draft Scope (7:15-9:57)***

Attorney Golden speaks to the job of the Town Planning Board tonight. At their last meeting, the Village Planning Board went through the Draft Scope and provided their comments as to how it should be modified. They've had their SEQRA consultants weigh in via redlined/written comments, which were due by July 12, 2021. Their consultants are Capital Environmental Consulting (Environmental), Provident Design Engineering (Traffic), Hardesty & Hanover (Planning/Community Character), and Brinnier & Larios (Civil). As an Involved Agency, the Town Planning Board can provide comments to the Scope and will have other opportunities for comments later in the process. If the comments have something to do with the secondary accessway into the project that will remain within the Town boundary, the Planning Board should make that clear. The Lead Agency will be required to include those comments in the Draft Scope.

Attorney Golden notes that the Village Planning Board reviewed each of the items in the Draft Scope, so the Town Planning Board could follow a similar process.

Attorney Golden has expressed concern to the applicant about the purpose of the secondary accessway. At one point, the applicant had noted it was for full access, including emergency services. At the Village Planning Board meeting, it seemed like it would be limited to emergency access. Attorney Golden has asked for clarification from the applicant, and the response was that it would ultimately depend on the results of the traffic study. If the secondary access has a negative impact, then they would likely restrict it to emergency services only and a gate would be installed. If it improved traffic, they would allow it to be fully accessible.

Ms. Schanberg asks for the larger documents in as far in advance as possible and speaks briefly to the need for separate representation for Village and Town Planning Boards pertaining to this matter. Ms. Schanberg asks if Mr. Joe Moriello (the Town Board and Town Zoning Board of Appeals Attorney) has recused himself from any matters pertaining to this application. Attorney Golden confirms that at the very beginning of this process Mr. Joe Moriello immediately recused himself. The Town Board then asked Attorney Golden to represent the Town Board in this matter, and the Village Board and Town Board have expressed no concerns about this. Attorney Golden asks that the Planning Board determine whether they want him to continue to utilize his services or not regarding this matter.

Deputy Chair Nolan feels that the role of the Town Planning Board is so small that he would rather keep Attorney Golden than go through the trouble of hiring another attorney. If the matter were reversed, then he might feel differently.

Ms. Gotto seeks clarity as to who Attorney Golden is representing.

Ms. Welles agrees with Deputy Chair Nolan that Attorney Golden's representation is appropriate in this matter.

Chair Ruger agrees with Deputy Chair Nolan and Ms. Welles.

Chair Ruger requests a motion to retain Attorney Golden as counsel for this project so that the Board can move through the Draft Scope at this meeting. Deputy Chair Nolan moves, Chair Ruger seconds. 6 ayes. Motion carries.

The Planning and Zoning Secretary will provide a link to the project from the Village website on [the Town website](#).

The Board proceeds through the Draft Scope. All comments from the Town Planning Board are available [here](#) or by request of the Planning and Zoning Secretary.

### ***Adjournment***

Ms. Schanberg moves to adjourn the July 12, 2021 meeting. 6 ayes. The meeting adjourns at 10:04 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary