



Town of New Paltz Planning Board
 Regular Meeting of Monday, June 28, 2021
 7:00 PM at the New Paltz Community Center
 Available on YouTube: <https://youtu.be/d04PzwbBDsI>
APPROVED MINUTES

Present: Adele Ruger, Chair
 Lyle Nolan, Deputy Chair
 Amy Cohen
 Amanda Gotto (via Zoom)
 Jennifer Welles (via Zoom)

Absent: Matthew DiDonna
 Jane Schanberg
 David Brownstein, Town Board Liaison
 Andy Willingham, Town Engineer

Also Present: Richard Golden, Planning Board Attorney
 Matthew Towne, Town Engineer (via Zoom)
 Alana Sawchuk, Planning and Zoning Secretary

Welcome

7:02

Chair Ruger opens the regularly scheduled June 28, 2021 meeting of the Planning Board.

Administrative Business

- *Approval of June 14, 2021 Minutes*

Deputy Chair Nolan moves to approve the June 14, 2021 Minutes. Ms. Gotto seconds. Ms. Cohen abstains. 4 ayes. Motion carries.

- *Escrow Establishment: PB21-230*

Chair Ruger is recusing herself from this application. Deputy Chair Nolan recommends establishing an escrow account in the amount **\$10,000.00**, to be replenished at **\$5,000.00**. Ms. Cohen seconds. 4 ayes. Motion carries.

- *Town Board Updates*

Mr. David Brownstein is absent.

Public Comment(s)

No comments were submitted by the public nor was anyone else in attendance to speak.

Application Review

1. Pre-Conceptual Review (FREE)

PBC21-216: Springtown Road

Applicant: Gary Christiana

Zoning District: FF

SBL: 78.1-2-24

7:06-7:17

Mr. and Mrs. Christiana are in attendance to speak regarding their application. The applicants are interested in installing an “accessway” that would grant them easier access to their property in order to fish and to continue using it recreationally year-round. They have submitted a free pre-conceptual application to the Planning Board, which allows them a brief audience with Board members prior to a full submission.

Ms. Cohen confirms with the applicant(s) that there is no house on the lot; it is vacant.

The applicant mentions possibly installing a pipe in addition to a basic driveway that would be approximately 3-4 feet. They are currently maintaining the property (mowing, landscaping, etc.); they do not intend to build on this lot.

Deputy Chair Nolan would want the property to be inspected by the Wetlands Inspector.

Ms. Gotto notes that the Building Inspector’s memo included comments about this property being within the floodplain.

It is recommended by the Board that the applicant have a meeting with the Building Inspector in order to determine whether they want to move forward with a full submission.

2. Site Plan

PB21-183: 130 DuBois Road

Applicant: Trapani/Montessori

Zoning District: R-1

SBL: 94.2-1-12

7:17-7:23

Ms. Patti Brooks is in attendance in-person and Ms. Joy Trapani is in attendance via Zoom.

Mr. Matthew Towne is in attendance from Mr. Willingham’s office to represent the Planning Board on this matter. Mr. Willingham found the only outstanding issue to be the location of the fence.

The Board reviews the Resolution as drafted by Mr. Golden’s office. Ms. Cohen reviews the specific conditions:

1. Prior to the signing of the amended site plan, and to satisfy the concern of the Planning Board Engineer and the required modification of the Ulster County Planning Board, the Applicant must submit documentation or other proof verifying, to the satisfaction of Willingham Engineering, PLLC, that the existing septic system is adequately sized for the proposed use and number of students.
2. Prior to the signing of the amended site plan Note No. 9 of the 6-15-21 Site Plan must be modified to instead provide "Parcel contains Federal Wetlands as shown on the above Tax Map inset and is subject to all laws and regulations applicable thereto."
3. Prior to the issuance of a certificate of occupancy Applicant must relocate that portion of the playground fencing off the neighboring lands of Joy Trapani & Eileen Banyra and onto the subject property of Whispering Woods, LLC.

No further comments or questions from Board members.

Deputy Chair Nolan moves to approve the Resolution of Approval as drafted. Ms. Cohen seconds. No further discussion. 5 ayes. Motion carries.

3. Simplified Site Plan

PB21-272: 271 Main Street

Applicant: Spectrum/New Paltz Plaza

Zoning District: B-2

SBL: 86.12-6-5.1

7:24-7:25

Both the Building Inspector and Town Engineer have reviewed this application and found no outstanding issues or concerns. Mr. Towne has no further comments other than what was provided on Mr. Willingham's memo.

Ms. Cohen moves to waive the requirement for Site Plan review for PB21-272, 271 Main Street. Deputy Chair Nolan seconds. No further discussion. 5 ayes. Motion carries.

4. Site Plan

PB21-230: 53 N. Ohioville Road

Applicant: NP Industry Hub, LLC

Zoning District: L-1

SBL: 87.5-1-44.21

7:26-8:00

Chair Ruger recuses herself from this application review.

Mr. Matt Eyler is in attendance as the owner of the property and provides a summary of the application. The parcel is zoned for light industrial use and the applicant has submitted their project in order to meet the demand for use of this type. Mr. Eyler explains that he has been made aware of a local community need for job creation or studio space. The applicant wants to create and provide spaces where local entrepreneurs can pursue their businesses in a cost-effective way. The plan is to construct 4 prefabricated metal buildings that are 12,000 sq. ft.,

with leasable space in increments as little as 2,000 sq. ft. These would be simple spaces with concrete floors.

There would be no retail use as it is not permitted in this zone. The applicant explains that they're allowed to do wholesale, but not retail or residential use. The applicant intends to tie-in to the sewer zone.

Ms. Cohen asks about "Sewer 6" and remarks that it's had many issues.

The applicant received a grant to determine how to address that very problem. Ms. Cohen asks if the neighbors are using that sewer system.

Attorney Golden explains the process of how the applicant would tie-in to that system, which would be to ask the Town Board.

The applicant is planning on limiting the commercial kitchen use due to the water/sewer concerns. Ms. Cohen expresses support for the commercial kitchen aspect and the project generally.

Attorney Golden comments on the importance of being clear about what the buildings are intended for. The Board will be studying the maximum intensity for whatever uses the applicant chooses. Attorney Golden recommends that the Planning Board require the submission of a FEAF Part 1.

Mr. Eyler notes that the project is under 5 acres and is not anticipating needing any zoning variances; intends to stay out of the wetlands and the 100-foot buffer; and will follow all density and setback rules.

Deputy Chair Nolan asks about water. The applicant confirms the installation of a well. Deputy Chair Nolan asks if they anticipate any uses that would require a sprinkler. The applicant is trying to avoid that. Deputy Chair Nolan asks about lighting.

The applicant is happy to comply with whatever is required by the Board/code pertaining to lighting.

Deputy Chair Nolan asks about fencing. The applicant confirms that there is no security fencing visible on the Site Plan and didn't find the inclusion necessary since the individual offices will be secure. Deputy Chair Nolan asks if there are any trees on site. The applicant describes "overgrown farmland," but not older trees.

The project engineer, Mr. Eric Rogge is in attendance via Zoom to respond to any comments.

Mr. Matthew Towne reviews what was provided by Mr. Willingham's office.

Ms. Gotto asks if the applicant is planning to remove the abandoned house on the property. Mr. Towne suggests requesting information from the Health Department for the sewer related to that property.

Mr. Towne suggests a meeting between both engineering firms, to which the applicant agrees.

Attorney Golden notes that the farmhouse has not been occupied for some time. As a result, since residential uses are not permitted in this zone, if it ceases to exist as a residential use for a year or more than that use cannot be reinvigorated, so it *cannot* be used as a residential structure now without being noncompliant. Ms. Gotto confirms that the trailer on site *is* occupied as a pre-existing nonconforming use.

Ms. Gotto asks if construction trailers will be brought on site. The applicant does not yet know.

Once the Board has the FEAF Part 1 and the applicant returns, they can take initial SEQRA steps and it can be referred to the UCPB for their comments.

5. Site Plan

PB20-08: 60 Jansen Road

Applicant: Homeland Towers

Zoning District: R-1

SBL: 86.4-2-16

8:01-8:16

Attorney Golden explains where the Planning Board is at in its SEQRA review pertaining to this application. The DEIS was considered complete enough to be sent to others for comment. There was a Public Hearing, as well as comments made before and after by neighbors and the Planning Board. The purpose of the FEIS is narrow; no decision making will be made. It is a document that acts as a “weigh station” prior to the Findings Statement (which the applicant will submit). The draft FEIS provides a response to the questions and comments made on the DEIS. It also provides the applicant with an opportunity to make changes to the plan as a response to those comments.

There is no specific date set forth for when the FEIS must be finalized. It does not need to be finalized this evening, but between this meeting and the next, the Board members could review the FEIS.

The Board should consider the applicant’s response, but it should be in the Board’s voice as to what their response should be. The Findings Statement will identify any significant adverse environmental impacts and the mitigation measures that were taken in response to each.

Chair Ruger asks if there are any further questions for Attorney Golden.

Ms. Gotto asks if the idea is that they come back for the July 12, 2021 meeting with their comments. Attorney Golden confirms that yes, that would be a reasonable date for that to occur. The Board elects to carefully review the FEIS and return to a future meeting with their comments.

Administrative Business (Cont.)

- *PB21-AX, New Paltz Apartments: Draft Scope (8:16-8:57)*

Attorney Golden explains that the Planning Board is an Involved Agency on this project due to the entranceway that will remain in the Town should the annexation be approved. The Lead Agency is the Village Planning Board and a Positive Declaration had been made. The first step is preparing a scope for the DEIS. If the Town Planning Board has comments specifically related to the entranceway, the Lead Agency is obligated to address those comments.

Deputy Chair Nolan asks how the Town's wetlands law would function pertaining to the annexation.

Members will review the Draft Scope and discuss their comments at the July 12, 2021 meeting (prior to the public scoping session on July 20, 2021).

Adjournment

Deputy Chair Nolan moves to adjourn the June 28, 2021 meeting. Ms. Cohen seconds. 5 ayes. The meeting adjourns at 8:57 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary