



Town of New Paltz Planning Board
 Regular Meeting of Monday, May 10, 2021
 Live-streamed/Recorded Remotely at 7:00 PM
 Available on YouTube: <https://youtu.be/M1pFBWbfJHc>
APPROVED MINUTES

Present: Adele Ruger, Chair
 Lyle Nolan, Deputy Chair
 Matthew DiDonna
 Jennifer Welles
 Amy Cohen
 Jane Schanberg

Absent: Amanda Gotto

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

Welcome

7:01

Chair Ruger opens the regularly scheduled May 10, 2021 meeting of the Planning Board.

Administrative Business

- *Approval of April 26, 2021 Minutes*

Mr. DiDonna moves to approve the April 26, 2021 Minutes. Ms. Schanberg seconds. 6 ayes.
 Motion carries.

- *Town Board Updates*

Mr. Brownstein updates the Planning Board on the possible implementation of CEAs (Critical Environmental Areas) in the Town. The Board of Trustees will be opening a Public Hearing starting May 20, 2021, which will likely run for multiple meetings.

Public Comment(s)

7:04

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

Public Hearing(s)

210510 PB Approved Minutes

1. Subdivision

PB21-40: 525 Albany Post Road

Applicant: Mark Albrecht

Zoning District: A-1.5

SBL: 86.3-1-6.200

7:04-7:09

Ms. Schanberg moves to open the Public Hearing for PB21-40, 525 Albany Post Road, Albrecht.

Mr. DiDonna seconds. 6 ayes. Motion carries.

Mr. Daniel Schniedewind (546 Albany Post Road) is in attendance to speak regarding this application. Mr. Schniedewind asks that the Planning Board require certain environmental conditions in order to reduce the “construction footprint.”

Mr. Nolan moves to close the Public Hearing for PB21-40, 525 Albany Post Road, Albrecht. Ms. Schanberg seconds. 6 ayes. Motion carries.

Application Review

1. Subdivision

PB21-40: 525 Albany Post Road

Applicant: Mark Albrecht

Zoning District: A-1.5

SBL: 86.3-1-6.200

7:10-7:37

There are no further comments from Mr. Willingham at this time, as the applicant has addressed all the comments put forth by the Town Engineer.

Deputy Chair Nolan asks what waivers are being requested. Mr. Willingham notes that the specific waivers were requested in the March 3, 2021 letter. The Board will need to grant the request for those waivers. Mr. Willingham reviews the requested waivers with Board members.

Deputy Chair Nolan requests a motion to grant the waivers as listed in the March 3, 2021 letter, as well as §121-17(B)(1)(a)-(g). Ms. Cohen seconds. 6 ayes. Motion carries.

Chair Ruger asks if anyone would like to address the comment given during the Public Hearing regarding this application. No further comments from members.

Attorney Golden advises that the Board consider the need for a recreation fee. Chair Ruger moves that the Planning Board has found that there is a potential and present need for new recreational parkland in the Town of New Paltz. Ms. Schanberg seconds. 6 ayes. Motion carries.

Ms. Schanberg moves to levy a fee from the applicant in lieu of providing public parkland. Ms. Cohen seconds. 6 ayes. Motion carries.

Attorney Golden recommends certain conditions that can be included in the Draft Resolution, including a limited disturbance as noted on the plans; a requirement that the applicant be in communication with the DEC regarding certain endangered bird species; and certain

requirements requested by SHPO related to an existing stonewall, which should also be noted on the map.

Ms. Schanberg inquires after the specific area of disturbance as proposed on the map.

No further comments from Planning Board members.

Mr. Albrecht asks about his options for the location of the house should he decide to move it at a later date. Attorney Golden explains that if the location of the house were to change after approval, the applicant would have to come back before the Planning Board for any changes that were made.

Chair Ruger requests a motion to authorize the Attorneys to draft the Resolution as discussed. Ms. Schanberg moves, Ms. Welles seconds. 6 ayes. Motion carries.

2. Site Plan

PB21-120: 271 Main Street

Applicant: Tesla

Zoning District: B-2

SBL: 86.12-6-5.100

7:38-7:51

Mr. Shiva Krishna, Mr. Ed Noseworthy, and Mr. Matt Tilden are in attendance in order to represent the applicant/application.

Mr. Willingham notes that the applicant has addressed all of the items requested by the Town Engineer.

The Planning Board will need to vote upon the requested waivers.

Attorney Golden recommends that the Board move to approve to agree to waive all site plan elements that are waivable and not otherwise included on the April 13, 2021 Site Plan. Ms. Schanberg moves. Deputy Chair Nolan seconds. 6 ayes. Motion carries.

The Board agrees not to hold a Public Hearing regarding this application.

Ms. Schanberg moves to authorize the Attorneys to draft a Resolution as discussed. Mr. DiDonna seconds. 6 ayes. Motion carries.

Administrative Business (Cont.)

• NP21-AX, New Paltz Apartments

Attorney Golden explains the reason why this application is on tonight's Agenda. There was a petition made by the applicant (Mr. Mike Moriello, et al.) for an annexation from the Town into the Village in order to construct a specific project (student housing). Before the Town Board/Village Board can set a joint Public Hearing and decide whether they want to approve that petition, SEQRA must be completed. The Village Planning Board has indicated its intent to be Lead Agency; the Town and Village Boards have consented to this. The Town Planning Board is

an Involved Agency because it will have to approve an accessway for this project should the annexation be approved. The Town Planning Board must decide tonight whether it will consent or object to the Village Planning Board being Lead Agency.

The Town Planning Board's jurisdiction over the underlying project is limited to the construction of the roadway going into the project and potentially an associated subdivision. As an Involved Agency, any information that they need, with any necessary studies, must be included in the Scope for the DEIS (Draft Environmental Impact Statement) by the Lead Agency. Any other information or desired studies concerning the annexation or other aspects of the project will have to be considered by the Lead Agency in finalizing the DEIS Scope. Also, even if it is not the Lead Agency, the Town Planning Board will have to prepare a SEQRA Findings Statement regarding the impacts and mitigations of the project.

The Board discusses the nature/details of the project generally.

Ms. Jane Schanberg inquires whether it would be possible for the Town and Village Planning Boards to act as co-leads on this review.

Chair Ruger moves to consent to the Village Planning Board being the Lead Agency on the SEQRA review for PB21-AX. Deputy Chair Nolan seconds. 4 ayes. Ms. Schanberg and Ms. Cohen vote nay. Motion carries.

Adjournment

Ms. Schanberg moves to adjourn the May 10, 2021 meeting. Ms. Cohen seconds. 6 ayes. The meeting adjourns at 8:27 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary