



Town of New Paltz Planning Board
 Regular Meeting of Monday, November 22, 2021
 7:00 PM via Remote Access (Zoom and YouTube)
 Available on YouTube: <https://www.youtube.com/watch?v=-Y18-e49e2Y>
APPROVED MINUTES

Present: Adele Ruger, Chair
 Lyle Nolan, Deputy Chair
 Amanda Gotto
 Jennifer Welles
 Amy Cohen
 Jane Schanberg
 Matthew DiDonna
 Kitty Brown, Alternate
 Adrian Capulli, Alternate

Absent:

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

Welcome

7:02

Chair Ruger opens the regularly scheduled November 22, 2021 meeting of the Planning Board.

Administrative Business

- *Approval of October 25, 2021 Minutes*

Ms. Schanberg moves to approve the October 25, 2021 Minutes. Ms. Welles seconds. 7 ayes. Motion carries.

- *Escrow Establishment: PB21-514*

Chair Ruger recommends the establishment of a \$10,000.00 escrow to be replenished at \$5,000.00 for PB21-514. Ms. Welles moves, Ms. Gotto seconds. 7 ayes. Motion carries.

- *Town Board Updates*

Councilperson Brownstein was online at this time but neither the Secretary nor the Chair were aware of it.

Public Comment(s)

7:04-7:10

Mr. Daniel Schniedewind is in attendance to speak regarding safety concerns associated with PB13-15, Rt. 299/N. Putt Corners Rd., Trans-Hudson.

Application Review***1. Site Plan***

PB13-15: Rt. 299/N. Putt Corners Rd.

Applicant: Trans-Hudson

Zoning District: MSMU

SBL: 86.12-4-5.1

7:10-8:45

Mr. Justin Dates (Engineer) and Ms. Kathy Zalantis (Attorney) are in attendance to speak on behalf of the applicant.

Mr. Andy Willingham (Town Engineer) is in attendance but has no further comments at this time.

Mr. Kurt Sutherland (Town Architect) is in attendance to speak regarding the revised plans from Trans-Hudson.

Ms. Zalantis provides an update regarding this application. On November 18, 2021 the Town Board set a Public Hearing for December 2, 2021 in order to consider the project's inclusion within the existing water district. Mr. Kurt Sutherland has provided a letter to the Planning Board with recommended changes, which the applicant has applied. The applicant's architect is also in attendance to speak regarding these changes.

Chair Ruger explains that a conflict has arisen with Creighton Manning (the Town's previous traffic consultant). The Board will refer the study submitted by the applicant to another consultant.

Mr. Kurt Sutherland speaks regarding [the letter](#) he submitted to the Planning Board.

Mr. Gary Kliesch, AIA speaks regarding the architectural changes made to the plans based on Mr. Sutherland's comments.

The Board discusses their ability to waive the requirement for [a minimum of 50% glass surface in the building design](#) that's included in the design standard for the district.

Ms. Zalantis would like to know the feelings of the Board regarding their willingness to waive the requirement.

Chair Ruger asks the Board to provide their feelings regarding the possible waiver.

Ms. Schanberg: AYE;

Mr. DiDonna: AYE;

Ms. Gotto: NO; (Not certain given the current percentage.)

Deputy Chair Nolan: NO; (Would prefer an interpretation from the Building Inspector first.)

Ms. Cohen: AYE;

Ms. Welles: AYE;

Chair Ruger: AYE.

Mr. Kliesch confirms that the first building is currently at 26% glass. The second building is at 16.5% and proposes possibly matching the percentage of the first building.

Deputy Chair Nolan remarks that less glass would be better for meeting the NYS Energy Code.

Chair Ruger requests a motion to waive the code provision of 140-22(D)(3)(d) pertaining to building transparency and a minimum of 50% glass surface to the design that is being shown here or such other design as approved by the Board. Ms. Gotto moves. Deputy Chair Nolan seconds.

Mr. Kliesch confirms that the smallest percentage of glass of the 3 buildings is 16.5% and the largest is 29%.

Attorney Golden asks that the Board postpone the motion until the next meeting and have the applicant provide a written request for the waiver 140-22(D)(3)(d).

The Board takes an informal poll.

Ms. Schanberg: AYE;

Deputy Chair Nolan: AYE;

Ms. Gotto: Believes that the Board should abide by their procedures;

Ms. Cohen: AYE;

Mr. DiDonna: AYE;

Ms. Welles: AYE;

Chair Ruger: AYE.

Dr. Rudnitski from the Environmental Conservation Board reviews [the letter](#) that was submitted by the EnCB.

Mr. Justin Dates reviews the updates that have been made to the plan regarding trees on site; access to Rt. 299; and design standards for the EST. The applicant is also working to respond to the comments made by the UCPB.

Mr. D'Andrea (Colliers Engineering) reviews the most recent traffic study the applicant submitted to the Planning Board.

Mr. Dates has provided Mr. Willingham a sketch for an alternate layout regarding water improvements and requests a meeting between stakeholders before advancing anything further. Chair Ruger finds that to be appropriate.

2. Site Plan/Subdivision

PB21-264: 500 Main Street

Applicant: HVCU

Zoning District: GH

SBL: 87.9-2-21.100

8:45-9:43

Chair Ruger leaves the meeting at 8:45 PM.

Mr. Roger Keating (Chazen) and Mr. Charlie Thompson (HVCU) are in attendance to speak regarding this application. Mr. Keating brings the Planning Board up to date with their plans.

The applicant has reached out to SHPO and a “No Impact” letter was received. They’re continuing to work with the DOT regarding how they’ll restrict access to Rt. 299. They’re waiting for the design plans for the EST in front of the project. In coordination with the Health Department the applicant soil tested the septic field and confirmed the existing conditions. They’ll be performing a full removal of the existing field and replacing it with a much smaller system. The Town and applicant’s Wetlands Inspectors visited the site and confirmed the existing buffer lines.

The detached drive-thru would require a waiver from the Planning Board.

Deputy Chair Nolan expresses a concern regarding the building design being too indicative of a specific use.

Ms. Schanberg expresses a concern about certain septic utilities being very close to the wetlands buffer. Ms. Schanberg asks about how the building will be energy efficient.

Ms. Cohen asks about the code requirement for buildings in this district to have residential space on the second floor. Mr. Keating clarifies that residential space on the second floor is a recommendation and not a requirement of the district.

Ms. Gotto remarks on the necessity for a waiver request for the drive-thru; the setback requirements from the front sidewalk; landscaping amidst the parking; the location of the dumpster; and the design standard requirements for the building according to the code.

The Board needs to determine if the plans are ready to be referred to the County; the Board can declare Lead Agency; the Board must determine if a traffic study is required; and the Board must decide if they will grant any waivers requested by the applicant.

Mr. Keating asks for comments from the Board regarding the proposed drive-thru. Attorney Golden clarifies that the applicant must submit a request in writing and provide why they are requesting the waiver to allow the drive-thru.

Ms. Gotto asks about where snow would go.

The Board would like to request a traffic study from the applicant.

Mr. Willingham recommends that the applicant provide a scope for the traffic study that the Town's engineer can confirm.

Deputy Chair Nolan requests a motion to declare the Planning Board Lead Agency and ask Mr. Willingham to prepare an EAF Part 2. Ms. Schanberg moves, Ms. Gotto seconds. 6 ayes.

Mr. Willingham feels there's not enough information to draft an EAF Part 2 at this time but will do so at a later date per the motion from the Board.

3. Site Plan

PB21-514: 89 S. Ohioville Road

Applicant: Viking Industries

Zoning District: L-1

SBL: 86.16-1-5.100

9:43-10:29

Mr. Chris Lapine (Chazine) and Mr. Richard Croce (Applicant) are in attendance to speak regarding their site plan application for an addition to an existing warehouse. Mr. Lapine reviews the plans with the Board. A variance would be required for this project as proposed.

Ms. Gotto confirms the height of the building and asks if they're storing any waste materials on site.

Mr. Croce explains that their product is corrugated cardboard, and any "scraps" are recycled.

Ms. Schanberg and Ms. Gotto would like to confirm the location of the wetlands and wetlands buffers. The applicant confirms that the Wetlands Inspector has validated their findings. The Planning Board requests that the applicant submit the Wetlands Inspector's findings.

Ms. Schanberg asks about the possibility of installing solar panels on the roof of the proposed addition.

Ms. Schanberg proposes a site visit by the Planning Board.

Attorney Golden reviews the SEQRA process pertaining to this application and discusses the parking requirements related to this project.

The applicant requires (2) variances in order to permit 4 loading docks on the street frontage as well as providing less minimum parking than required.

Deputy Chair Nolan makes a motion to refer this project to the Zoning Board of Appeals. Ms. Schanberg seconds. 6 ayes. Motion carries.

Adjournment

Ms. Cohen moves to adjourn the November 22, 2021 meeting. Mr. DiDonna seconds. 6 ayes. The meeting adjourns at 10:30 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary