



Town of New Paltz Planning Board
Regular Meeting of Monday, **November 28, 2022**
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), Jane Schanberg, Adrian Capulli, Matthew DiDonna, Amanda Gotto, and Jennifer Welles

Also present: Andy Willingham (Planning Board Engineer)
Ashely Torre (Planning Board Attorney)

Absent: All members were in attendance.

Chair Ruger called the meeting to order.

Administrative Business

A quorum check for the December 12, 2022 meeting was held. Sufficient members of the Board indicated their availability. (NOTE: The December 12 meeting was subsequently cancelled due to lack of submissions by applicants.)

A motion to approve the minutes of the October 24, 2022 meeting was made by Ms. Welles and seconded by Ms. Schanberg, with all voting in favor. And a motion to approve the minutes of the November 14, 2022 meeting was made by Mr. DiDonna and seconded by Ms. Schanberg, with all voting in favor.

Public Comment(s)

There were no public comments made.

Public Hearing (continuation)

PB21-547
Location: 95 DuBois Road
Applicant: DeMaria, Anthony & Lydia
Zoning District: R-1 SBL: 94.2-1-4.100

There were no public comments made for the public hearing. A motion was made by Ms. Schanberg to close the public hearing, seconded by Mr. Capulli, with all voting in favor of the motion.

Application Review

SITE PLAN/SUBDIVISION

PB21-547

Location: 95 DuBois Road

Applicant: DeMaria, Anthony & Lydia

Zoning District: R-1 SBL: 94.2-1-4.100

Patti Brooks, from Control Point Associates appeared before the Board on behalf of the DeMarias and restated the facts surrounding the application.

Jane Schanberg made a motion that the DeMarias' property is not suitable to locate a park or recreational facility on site and, thus, payment of a recreation fee in lieu of parkland dedication is required in the amount set by the Town Board, with Ms. Gotto seconding and all voting in favor of the motion.

Ms. Welles read aloud the Specific Conditions of the drafted Resolution prepared by Attorney Torre. Chair Ruger asked if there was any more discussion on the Resolution, and there was none. Chair Ruger made a motion to accept this Resolution, Ms. Schanberg so moved, and Ms. Gotto seconded the motion. A roll call was taken subsequently:

Lyle Nolan	Aye
Matt DiDonna	Aye
Jane Schanberg	Aye
Adele Ruger	Aye
Amanda Gotto	Aye
Adrian Capulli	Aye
Jennifer Welles	Aye

Other Matters

Discussion ensued among the Board Members regarding the tweaks to the Town Code the Members feel are needed to address discrepancies, as well as other topics.

Adjourn

Chair Ruger made motion to adjourn, Mr. DiDonna so moved and Ms. Schanberg seconded, with all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the November 28, 2022 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=tyndRq9tHG&t=54s>