



Town of New Paltz Planning Board  
 Regular Meeting of Monday, September 13, 2021  
 7:00 PM via Remote Access (Zoom and YouTube)  
 Available on YouTube: <https://youtu.be/x3Ux2kihmyM>  
***APPROVED MINUTES***

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

Absent: Kitty Brown, Alternate  
 Andy Willingham, Town Engineer

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

***Welcome***

7:00

Chair Ruger opens the regularly scheduled September 13, 2021 meeting of the Planning Board.

***Administrative Business***

- *Approval of August 23, 2021 Minutes*

Ms. Schanberg moves to approve the August 23, 2021 Minutes. Ms. Welles seconds. 7 ayes.  
 Motion carries.

- *Escrow Establishment: PB21-331*

Chair Ruger advises that this item be moved until after the application is discussed.

- *Town Board Updates*

Councilman Brownstein notes that there is nothing of significance from the Town Board other than their continuing work on the Resolution pertaining to the CEA (Shawangunk Ridge), as well as registered rentals and a short-term rental law.

***Application Review***

*1. Subdivision*

PB21-331: Colton Lane

Applicant: Monika Conley

Zoning District: A-3

SBL: 78.3-2-1

7:04-7:22

The applicant is looking to build a home on a parcel of land at the end of Colton Lane. Ms. Conley owns both lots and is proposing to build a home on the lot that's closer to the end of Colton Lane. Unfortunately, the lot she wants to build on is a bit too small for the proposed home, hence the desire to combine them.

Deputy Chair Nolan notes that this would create a lot with no roadway access and is unclear if there's a driveway on that private street currently.

Mr. Geoff Bass (the applicant's consultant) believes that the applicant bought the lots as two separate parcels. Ultimately, she would like to combine them into one lot, but they've been told that she can't pursue that until next year and she would like to start building sooner rather than later.

Attorney Golden follows up on Deputy Chair Nolan's comments and notes that the newly created lot needs to have access to water, sewer, municipal utilities, etc. As a reduced lot it would need to show that it's a buildable lot (i.e., that the slopes aren't too steep, that there's adequate water and sewer, and adequate access that would be sufficient under state law for fire, police, and emergency services).

Mr. Geoff Bass concludes the Planning Board process would not necessarily result in the applicant being able to start building sooner. Chair Ruger agrees and emphasizes that the Planning Board process can be long and expensive.

The Board advises that the applicant meet with the Town Assessor in order to eliminate the internal boundary line in order to combine the lots.

Mr. O'Connell, the building contractor for the applicant, is also in attendance.

No escrow amount will be established at this meeting.

### ***Public Comment(s)***

7:23

No comments have been submitted in writing prior to the meeting nor was anyone else in attendance to speak.

### ***2. Site Plan***

PB20-08: 60 Jansen Road

Applicant: Homeland Towers

Zoning District: R-1

SBL: 86.4-2-16

7:23-8:51

The Board thoroughly reviews the drafted Findings Statement and provides modifications as needed based on .

Chair Ruger requests a motion to accept the Findings Statement as amended. Mr. DiDonna moves. Deputy Chair Nolan seconds. 7 ayes. Motion carries.

***Adjournment***

Ms. Schanberg moves to adjourn the September 13, 2021 meeting. Ms. Gotto seconds. 7 ayes. The meeting adjourns at 8:53 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary