



Town of New Paltz Planning Board
Regular Meeting of Monday, **September 28, 2023**
7:00 PM In Person
Town of New Paltz Courthouse
59 N. Putt Corners Road, New Paltz, NY

APPROVED MINUTES

Present: Lyle Nolan (Deputy Chair), Matt DiDonna, Jennifer Wells, Lauren McPadden and Adrian Capulli

Absent: Adele Ruger (Chair) and Jane Schanberg

Also present: Andy Willingham (Planning Board Engineer)

Attended by Zoom: Ashley Torre (Planning Board Attorney)

Administrative Business

A motion to approve the minutes of September 11, 2023 meeting was moved by Mr. DiDonna and seconded by Ms. Welles with no further discussion and all voting in favor.

Public Comment

The Deputy Chair then asked if there was anyone in attendance wishing to make a public comment and there was none.

Public Hearing

SUBDIVISION/LOT LINE	PB23-269
Location: 15 Shivertown Road	Applicant: Michael Cuddire
SBL: 78.16-3-28.100	Zoning District: R-1

A motion to open the public hearing was moved by Mr. DiDonna and seconded by Ms. Welles with no further discussion and all voting in favor.

The Deputy Chair then asked if there was anyone in attendance wishing to make a public comment about the proposed lot line revision for 15 Shivertown Road and there was no one. The secretary informed the Board no inquiries or comments had been received at the Town offices.

A motion to close the public hearing was moved by Mr. DiDonna and seconded by Ms. Welles with no further discussion and all voting in favor.

Application Review

SUBDIVISION/LOT LINE
Location: 15 Shivertown Road
SBL: 78.16-3-28.100

PB23-269
Applicant: Michael Cuddire
Zoning District: R-1

The Deputy Chair stated a draft resolution of conditional approval had been distributed to the members for review. Ms. Welles read aloud the one specific condition of approval.

The Deputy Chair made a motion to approve the resolution of conditional approval for 15 Shivertown Road seconded by Mr. Capulli with no further discussion. A roll call was taken:

Matt DiDonna "Aye"
Lyle Nolan "Aye"
Jennifer Welles "Aye"
Adrian Capulli "Aye"
Lauren McPadden "Aye"

Application Review

SITE PLAN
Location: 355 Route 32 N
SBL: 78.2-2-7.20

PB23-418
Applicant: Agri-Business Child Development
Zoning District: R-1

A motion to set the escrow account for Agri-Business Child Development was moved by Mr. DiDonna and seconded by Ms. McPadden in the amount of \$1,000. and a replenishment required at \$250 was passed with all voting in favor and no further discussion.

Melissa Hoffstatter, Director of the Agri-Business Child Development, appeared before the Board regarding their request to place a 16 X 24 sq ft gazebo and two 12 X 12 sq ft pavilions to use in inclement weather. The applicant submitted a letter to the Board requesting a waiver from items listed on the site plan checklist.

The Deputy Chair asked whether the facility's outdoor areas meet the ADA requirements. The planning board engineer recommended the secretary ask the Town's building inspector to make that determination.

The planning board engineer stated he would reach out to the applicant's architect to go over the waiver requests.

The planning board attorney recommended referring the proposed site plan to the Ulster County Planning Board for review.

The Deputy Chair made a motion to type the proposed plan a Type II action under SEQR and Mr. DiDonna seconded with all voting in favor and no further discussion.

The Deputy Chair made a motion to refer the proposed plan to the Ulster County Planning Board and Mr. DiDonna seconded with all voting in favor and no further discussion.

Adjourn

A motion to adjourn was moved by Ms. McPadden and seconded by Mr. DiDonna and all voting in favor of the motion.

Submitted by Kristine Tabasko

NOTE: A full viewing of the September 28, 2023 Planning Board meeting can be found at:
<https://www.youtube.com/watch?v=hEAR42SI7WI>