



Town of New Paltz Planning Board
Regular Meeting of Thursday, September 29th, 2022
7:00 PM In Person at ToNP Courthouse, 59 N. Putt Corners Road, New Paltz, NY
Approved Minutes

Present: Adrian Capulli, Amanda Gotto, Adele Ruger (Chair), Jane Schanberg, and Jennifer Welles

Absent: Lyle Nolan (Deputy Chair) and Matthew DiDonna

Also present: Ashley Torre (Planning Board Attorney), Andy Willingham (Planning Board Engineer), and Traffic Engineer

Call to order: Chair Ruger called the meeting to order

Administrative Business

- Adele motioned to establish 2 escrows
 - Mohonk Preserve – \$1,000.00, Jennifer moved, Amanda seconded, passed unanimously
 - Horsenden Road – \$2,000.00, replenishable at \$1,000.00, Jane moved, Jennifer seconded, passed unanimously
 - Adele spoke to 2 consultants and it's okay – all in favor
- Canceling the next Planning Board Meeting on October 13th, 2022

Public Comment: There were no comments.

Site Plan Review

- ***Re-Schedule Public Hearing Date to October 24th, 2022***
 - PB21-264: 500 Main St.
 - Applicant: Hudson Valley Credit Union
 - Zoning: GH
 - SBL: 87.9-2-21.100
 - Doing SEQR – complete SEQR before public hearing
 - Andy presented
 - No vote taken
 - Waiting to hear back from EnCB, need to schedule public hearing
 - Motion to schedule public hearing on October 24th, 2022, moved by Adele – seconded by Amanda, no discussion, passed unanimously – all in favor
 - Motion to have a resolution prepared by attorney, moved by Adele – Jennifer seconded, passed unanimously



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- ***LOT LINE (SUBDIVISION)***

- PB22-296: Cragwood Rd.
 - Applicant: Johnson, Tom
 - Zoning: A-3 & FF
 - SBL: 78.1-2-15.200 & 8
- Resolution, specific conditions – read by Jane
- Motion to accept resolution as amended, word “permit” was missing, by Adele – Jennifer moved, Amanda seconded
 - Roll call – Amanda, Jennifer, Adrian, Jane, Adele – all yes, passed unanimously

- ***SITE PLAN REVIEW***

- PB22-102, 1 Old Rte. 299
 - Applicant: Farmer’s Choice
 - Zoning: GH
 - SBL: 87.9-1-12
- Paul, Marian, and Sam from Andre Architects present
- Andy to prepare SEQR for October 24th, 2022 meeting
- Public Hearing not required
- Motion to authorize Andy to create a draft for SEQR – Jane moved, Jennifer seconded
- Move to prepare a resolution for October 24th meeting and amend as necessary – Jane moved, Jennifer seconded, passed unanimously

- ***SITE PLAN/SPECIAL USE***

- PB22-89: 11 Coffey Rd.
 - Applicant: Rachel Shapiro & Chris Grymes
 - Zoning: A-3
 - SBL: 78.1-2-29
- Rachel Schapiro joined via Zoom
- Motion for waivers – Amanda moved, Adrian seconded, passed unanimously
- Motion to authorize a resolution for October 24th, 2022 – Jane moved, no discussion, passed unanimously

- ***SUBDIVISION***

- PB22-329 Horsenden – Rte 32 N
 - Applicant: James Rappa
 - Zoning R-1
 - SBL 78.2-3-26.110
- James Rappa present
- Motion to classify application as unlisted action, by Adele – Jane moved, Jennifer seconded
- Motion for uncoordinated review, by Adele – Amanda moved, Jennifer seconded, passed unanimously



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- ***Accessory Apartment***

- PB 22-316 310 Plutarch Rd – Ciaravino
 - Applicant: Nancy Ciaravino
 - Zoning A-3
 - SBL 79.3-6-16
- Nancy Ciaravino present
- Motion to type as a Type 2, by Adele – Adrian moved, Amanda seconded, no discussion, passed unanimously
- Motion for Board to vote on the findings that were described, by Ashely – Jane moved to approve the findings on the recreation fee for 310 Plutarch Rd., Jennifer seconded, no discussion, passed unanimously
- Motion to approve the application upon payment of the recreation fee, by Adele – seconded by Jane

- ***SITE PLAN AMENDMENT***

- PB22-354 MOHONK PRESERVE FOOTHILLS
 - Applicant: Mohonk Preserve
 - Zoning A-3
 - SBL 86.1-1-40.121
- Chuck Reid and Julia Soloman (in place of Kevin Case) present
- Motion to reaffirm the negative declaration from the previous application, by Jennifer, seconded by Amanda, no discussion, passed unanimously
- Motion to approve the site plan amendment abandoning the Phenology Trail and Phase 2 improvements and to authorize the PB Chair to sign a resolution prepared by the PB attorney reflecting this approval, by Ashely – Jane moved, Amanda seconded, no discussion, roll call – Amanda, Jennifer, Adrian, Jane, Adele – passed unanimously

Other Matters

- ***Flood Area Training in October through Cornell Cooperative***

- October 15th from 10:00am to noon and 1:00pm to 3:00pm – count as 2 hours of training
- October 18th from 6:00pm to 8:00pm and October 20th from 6:00pm to 8:00pm via Zoom

Adjournment

- Adele made motion to adjourn – Jane/Jennifer moved, Amanda seconded, passed unanimously