



Town of New Paltz Zoning Board of Appeals
Regular Meeting of Monday, **April 17, 2023**
In-Person, Live-streamed/Recorded at 7:00 p.m.

APPROVED MINUTES

Present: Leonard Loza, Chair
Steven Esposito, Member
John Gotto, Member
Katherine Fuller, Member

Absent: Amy Donnelly, Member

Also Present: Joseph Moriello, Esq., Counsel for the Zoning Board
Kristine Tabasko, Planning/Zoning Secretary

The meeting was opened at 7:11 pm by a motion made by Mr. Esposito, seconded by Mr. Gotto and all voting in favor.

Chair Loza did a quorum check for the May 15, 2023 meeting, and all members in attendance indicated they are available to attend.

Chair Loza asked if there were any questions or comments regarding the drafted version of the Zoning Board meeting minutes of March 20, 2023, and there were none. Mr. Gotto made a motion to approve the minutes and Chair Loza seconded with all voting in favor.

Chair Loza asked if there was anyone in attendance either in person or via Zoom who wished to make a public comment, and there was none.

Public Hearings /Application Reviews: Bimbo Bakeries, USA

The applicant's representatives, Ryan DeSalvatore, of Alfandre Architecture and John Montagne, of Greenman-Pederman appeared before the Board.

The Chair stated that the applicant's variance requests have been reviewed by the Ulster County Planning Board and they have issued a response of "No County Impact" for each variance, which UCPB aggregated under one response notice.

NOTE: Each of the variance requests' public hearings are a continuation from the March 20, 2023 ZBA meeting.

AREA VARIANCE REQUEST: Loading Docks on Front Side of Building

ZB23-016

Location: 27 N. Putt Corners Road Applicant: Bimbo Bakeries USA, Inc.

Zoning District: I-1 SBL: 86.8-5-13

The Chair asked if there was anyone from the public who wished to make a comment regarding this variance request and there were none. Ms. Fuller made a motion to close the public hearing, seconded by Mr. Esposito, with all voting in favor of the motion with no further discussion.

The Chair then read the five area variance questions (a-e) from the application and the applicant responded “No” to each. The Chair asked for comments/discussion. Mr. Gotto stated he thought the applicant’s submissions were very well thought out and unlikely to be or have any adverse impacts. Chair Loza stated he’s heard nothing but positive comments from people when he’s discussed it with them. Mr. Esposito and Ms. Fuller agreed.

Mr. Gotto made a motion to approve the requested variance and Mr. Esposito seconded with all voting in favor of the motion with no further discussion.

AREA VARIANCE REQUEST: Loading Docks on North Side of Building

ZB23-017

Location: 27 N. Putt Corners Road Applicant: Bimbo Bakeries USA, Inc.

Zoning District: I-1 SBL: 86.8-5-13

The Chair asked if there was anyone from the public who wished to make a comment regarding this variance request and there were none. Mr. Esposito made a motion to close the public hearing, seconded by Ms. Fuller, with all voting in favor of the motion with no further discussion.

The Chair then read the five area variance questions (a-e) from the application and the applicant responded “No” to each. The Chair asked for comments/discussion and stated he thought the changes would make a much nicer conforming appearance on the front to balance that out. Ms. Fuller pointed out the additional greenery added to the green space by the 9/11 Memorial was nice to see.

Ms. Fuller made a motion to approve the requested variance and Mr. Esposito seconded with all voting in favor of the motion with no further discussion.

AREA VARIANCE REQUEST: Parking within Yard Setbacks

ZB23-077

Location: 27 N. Putt Corners Road Applicant: Bimbo Bakeries USA, Inc.

Zoning District: I-1 SBL: 86.8-5-13

The Chair asked if there was anyone from the public who wished to make a comment regarding this variance request and there were none. Mr. Esposito made a motion to close the public hearing, seconded by Ms. Fuller, with all voting in favor of the motion with no further discussion.

The Chair then read the five area variance questions (a-e) from the application and the applicant responded “No” to each. The Chair asked for comments/discussion and there was none.

Mr. Esposito made a motion to approve the requested variance, seconded by Ms. Fuller, with all voting in favor of the motion with no further discussion.

AREA VARIANCE REQUEST: Dumpster Location within Setbacks

ZB23-078

Location: 27 N. Putt Corners Road Applicant: Bimbo Bakeries USA, Inc.

Zoning District: I-1 SBL: 86.8-5-13

The Chair asked if there was anyone from the public who wished to make a comment regarding this variance request and there were none. Mr. Gotto made a motion to close the public hearing and Mr. Esposito seconded with all voting in favor of the motion with no further discussion.

The Chair then read the five area variance questions (a-e) from the application and the applicant responded “No” to each. The Chair asked for comments/discussion and there were none.

Mr. Esposito made a motion to approve the requested variance, seconded by Ms. Fuller, with all voting in favor of the motion with no further discussion.

Mr. Gotto made a motion that each of the four foregoing variance approvals are all subject to final site plan approval by the Planning Board. The motion was seconded by Ms. Fuller and all voted in favor with no further discussion.

The Board’s attorney pointed out there are two public hearings that were not closed at the March 20 ZBA meeting which require a motion to continue, prompting the Chair to make a motion for a continuance of the public hearing for 235 Main Street/Portuese until the Board hears from them. The motion was seconded by Mr. Esposito and all voted in favor with no further discussion.

Ms. Fuller made a motion for a continuance of the public hearing for 409 Main Street/Mobil station until the Board receives a response from the Ulster County Planning Board’s review. The motion was seconded by Mr. Esposito and all voting in favor with no further discussion.

The Chair acknowledged the receipt of a recommendation letter from the Town of New Paltz’s Planning Board’s attorney in regard to 409 Main Street’s application for a sign variance.

Mr. Gotto made a motion to adjourn the meeting, seconded by Ms. Fuller and all voted in favor.

Prepared by Kristine Tabasko, Zoning Board of Appeals Secretary

This meeting is viewable online at: <https://www.youtube.com/watch?v=p-w5B1CQK3Q>