



Town of New Paltz Zoning Board of Appeals
Regular Meeting of Thursday, **February 23, 2023**
In-Person, Live-streamed/Recorded at 7:00 p.m.

APPROVED MINUTES

Present: Leonard Loza, Chair
Steven Esposito, Member
John Gotto, Member
Amy Donnelly, Member

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

Absent: Katherine Fuller, Member

Chairperson Loza opened the meeting at 7:03 p.m. He requested a quorum check for next month's regular meeting, resulting in all present members stating they will be in attendance.

Chair Loza asked if there were any questions or comments regarding the drafted version of the Zoning Board meeting minutes of December 19, 2022. Mr. Gotto made a motion to approve the minutes and Ms. Donnelly seconded with all in attendance voting in favor.

Chair Loza made a motion for the Board not to act to become lead agency for the applications of Bimbo Bakeries, USA and that the Board agrees that the Town of New Paltz's Planning Board should be lead agency. Ms. Donnelly seconded the motion with all voting in favor.

Chair Loza asked if there was anyone in attendance who wished to make a public comment, and there were none. Mr. Esposito made a motion to close public comments and Ms. Donnelly seconded with all voting in favor.

Application Reviews

USE VARIANCE REQUEST

ZB23-067

Location: 235 Main Street

Applicant: Guiseppe Portuese, Trustee

Zoning District: B2 SBL: 86.8-4-18

The applicant, Trustee Guiseppe Portuese, proposes to change the use for the first and second floor of a two-story building (two legal apartments) in the B-2 district. The applicants wish to continue the commercial use in the basement of this building.

The Building Inspector stated she will check into the parking requirements for the property and report back.

A motion to set a public hearing to be held on March 20 was moved by Ms. Donnelly and seconded by Mr. Esposito with all voting in favor of the motion.

AREA VARIANCE REQUEST: Two Signs

ZB23-066

Location: 409 Main Street

Applicant: CPD Group, Owner: GTY Leasing

Zoning District: GB SB: 86.12-5-5

The applicant is proposing two additional, internally-illuminated “Mobil” signs on the canopy of the pumping area of the site. The applicant needs to provide the exact dimensions of the lettering of these signs.

The Building Inspector reminded the Board of the architectural standards the applicant was advised to follow in 2002 by the Planning Board at that time, including the dentil molding on the canopy, due to its location at the entrance to the Town in the Gateway District.

The Building Inspector assured the Zoning Board the Planning Board would offer their comments to the Zoning Board in regard to any façade design changes during their architectural review.

Discussion ensued regarding other potential signs onsite, specifically the trademarked logo “Synergy” which are on the face each pump. The Building Inspector and Board Attorney will conduct further research into making a determination if it is a sign or merely an advisory of what type of gas the consumer is buying after they have selected to purchase Mobil gas.

A motion to set a public hearing to be held on March 20 was moved by Mr. Gotto and seconded by Ms. Donnelly with all voting in favor of the motion.

AREA VARIANCE REQUEST: Loading Docks on Front Side of Building

ZB23-016

AREA VARIANCE REQUEST: Loading Docks on North Side of Building

ZB23-017

AREA VARIANCE REQUEST: Parking within Yard Setbacks

ZB23-077

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

BBU, Inc.'s consultants, John Montagne, of Greenman-Pederman, Ryan DeSalvatore and Rick Alfandre, of Alfandre Architecture appeared before the Board.

Mr. Montagne outlined the project details and the reasons for the requested variances.

A motion to set a public hearing to be held on March 20 was moved by Ms. Donnelly and seconded by Mr. Esposito with all voting in favor of the motion.

There were no other items on the agenda. Mr. Esposito made a motion to close the meeting and Ms. Donnelly seconded it, with all voting in favor of the motion.

Prepared by Kristine Tabasko, Zoning Board of Appeals Secretary

This meeting is viewable online at: <https://www.youtube.com/watch?v=ghRxqWuTqv0>