

VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS

Regular Meeting of **Tuesday August 11, 2026**

7:00 PM at Village Hall, 25 Plattekill Avenue

1st Floor Meeting Room

Board Members: Sean O'Sullivan, Chair, Cody Claussen, Dustin Leibowitz, Robert Lucchesi, Vacant
Noa Simons, Alternates

Members of the public who wish to speak at public hearings should plan to come to Village Hall in person to be guaranteed an opportunity to participate.

Alternatively, they may email or submit comments in written format

All interested parties may view the meeting by going to the Village's YouTube page. Subscribe for notices.

[youtube.com/@villageofnewpaltz](https://www.youtube.com/@villageofnewpaltz)

AGENDA

Revised as of 8-7-2026

A. Administrative Business

- Director of Planning, Zoning, and Code Enforcement Updates
 - Village Board Updates
 - Introduction of new clerk

B. Approval of Minutes

- [May 12, 2026](#)
- [July 14, 2026](#)

C. Public Hearing

Application #	ZB26-02	Applicant/Owner	Rachel Lagodka
Application Type	2@ Area Variances	Representative	Brian Baer, architect
Zoning District	R-2	Location	30 Plattekill Ave.
SBL	86.34-7-27	SEQRA	Type II by code
Status	Public Hearing	Description	The applicant proposes construction of an ADU. This is an allowed use with a building permit, however 2 Area Variances are required 1. Size of ADU Allowed - 483 sf Proposed - 880sf REVISED - 560sf (15.9%) 2. Side Yard setback Allowed - 12 feet or the height of the structure, whichever is greater Proposed - TBD

Relevant Codes

212-41(H)(9)

Accessory dwelling unit size. The minimum floor area for an accessory dwelling unit shall be 300 square feet, but in no case shall it exceed 35% of the habitable area of the principal residence on the same lot.

212-41(H)(12)

Setbacks. ADUs proposed to be constructed shall be subject to existing setbacks. ADUs proposed within existing accessory structures, including garages and barns, may not have windows above the first floor, except obscured fixed glass windows, that will be allowed within 12.5 feet perpendicular to a rear or side lot line

212-20(A)(3)

No accessory building shall be located closer to the side and rear lot lines than 12 feet or a distance equivalent to the height of the accessory building, whichever is greater.

Application Files

- [Revised Plan Set - reduced size ADU](#)
- [Application Information](#)
- [Zoning Determination](#)
- [Zoning Determination - Parking](#)
- [Cover letter](#)
- [Plan Set](#)
- [EAF Part 1](#)

D. Discussion

Application #	ZB26-02	Applicant/Owner	Rachel Lagodka
Application Type	2@ Area Variances	Representative	Brian Baer, architect
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212-20(A)(3)

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Application Files

See public hearing above

E. New Application

Application #	ZB26-03	Applicant/Owner	Z Hauling LLC
Application Type	Area Variances	Representative	Tim Rogers
Zoning District	R-2/B-2 split	Location	30 Plattekill Ave.
SBL	86.144-1-13	SEQRA	Type II by code
Status	New Application	Description	The applicant proposes to subdivide the property into 2 lots divided at the zoning district division. An accessory structure garage exists which cannot comply with the rear yard setback requirements. Proposed is 2' - 4" Required is 10' - 0"

Relevant Codes

Zoning Code 212-13(F)(10)(b)

Rear yard. All uses: 10 feet minimum. Native trees and natural vegetation shall be retained at the discretion of the Planning Board and enhanced as part of the ten-foot landscape buffer.

Zoning Code 212-20(A)(3) Detached accessory building.

No accessory building shall be located closer to the side and rear lot lines than 12 feet or a distance equivalent to the height of the accessory building, whichever is greater.

Application Files

- [Application Information](#)
- [Zoning Determination](#)
- [Photo](#)
- [Sketch Plan](#)
- [EAF Part 1](#)