



## **VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS**

Regular Meeting of Tuesday, September 9, 2025  
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, Ian Reifenberger  
Noa Simons, Anthony Saracino, Alternates

The Village of New Paltz strives to provide remote access to meetings and public hearings via Zoom, though this is not a legal requirement. In case Zoom malfunctions, staff will do their best to fix the problem but whether or not this is successful, the meeting will proceed. Members of the public who wish to speak at public hearings or meetings should plan to come to Village Hall in person if they want to be guaranteed an opportunity to participate.

If you would like to participate in the meeting via Zoom click the link below or scan it with your mobile device:

<https://us06web.zoom.us/j/82952265988?pwd=QLiSacZR7QUKd38oR8ZlfgPLxMHkLg.1>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 829 5226 5988 | Passcode: 557436

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)

### **A. Administrative Business**

- Approval of May 13, 2025 Minutes
- Village Board Updates
- Director of Planning, Zoning, and Code Enforcement Updates
- Zoning Code Update - Village Board



## 1. New Application

Application #	<a href="#">ZB25-04</a>	Applicant/Owner	Nicholas Crocitto
Application Type	Area Variance	Representative	
Zoning District	R-2	Location	60 Plains Road
SBL	86.41-1-16.310	SEQRA	TBD - Proposed Type II
Status	New Application	Description	<p><b>Area Variance</b></p> <ul style="list-style-type: none"> <li>Proposed to position a 144 sq.ft.shed 28 feet from the road. The house is 90 feet from the road. This would be a 62 foot request for variance or 68% variance. The shed will be 23 feet from one side property line and 115 feet from the other side property line.</li> </ul> <p><b>Code Officer Response</b></p> <ul style="list-style-type: none"> <li>Denied due to 212-20A)!!)</li> <li>No building permit is required for a 144 sf shed, however the proposed placement is not allowed under zoning</li> </ul>

### Relevant Code

#### § 212-20 Accessory buildings and uses.

##### A. Detached accessory building.

(1) No accessory building shall be located closer to the street than the street wall of the principal building.

### Application Files

- [MCO Determination](#)
- [Part 1 EAF](#)
- [Site Plan](#)
- [Applicant - 5 factors answers](#)