VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS

Regular Meeting of Tuesday, April 8, 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=QLiSacZR7QUKd38oR8ZIfqPLxMHkLg.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

A. Administrative Business

- ~~Approval of March 11, 2025 Minutes~~ **Not Completed. Held over until next meeting**
- Village Board Updates
- Director of Planning, Zoning, and Code Enforcement Updates
  - **Withdrawn Application**

Application #	**ZB25-02**	Applicant/Owner	**Gary Singleton**

1. Decision

Application #	**ZB24-06**	Applicant/Owner	**Westview Dev LLC**
Application Type	**Area Variance**	Representative	**Taylor Palmer, Cuddy & Feder**
Zoning District	**NBR**	Location	**147-149 & 151 N. Chestnut Street**
SBL	**78.82-1-20, 78.82-1-12.100**	SEQRA	**Type II**
Status	**Decision**	Description	**New construction** • **Multi-story, Mixed Use Development** **Area Variance** • **Side Yard setback,** • **North70', South 36' provided** • **Required 0-15 maximum**

2. Public Hearing

Application #	ZB25-03	Applicant/Owner	**Brent Smith**
Application Type	**Area Variance**	Representative	
Zoning District	**R-2**	Location	**16 Prospect Street**
SBL	**86.34-9-16**	SEQRA	
Status	**Public Hearing**	Description	**Area Variance basketball court Accessory Use in the side yard setback pursuant to 212-20(B) with 4.5 feet side yard setback from the lot line**

212-20(B)

Unenclosed accessory uses. Accessory uses in all districts not enclosed in a building, including swimming pools, tennis courts and satellite dish television antennas more than 36 inches in diameter, shall be erected only on the same lot as the principal building and **may not be constructed in the front or side yards of such lot. Such uses must not be located closer than 20 feet to any lot line** nor closer than 10 feet to the principal building. Such uses shall not adversely affect the character of the neighborhood by reason of noise, glare or safety hazards. When more than three feet in depth or 15 feet in length, pools shall be fenced.