



Village of New Paltz Planning Board

Regular Meeting of April 1, 2025

Chair: Zach Bialecki; Members: Rachel Lagodka, Rich Souto, Terry Dolan, Nikki Nielson
Alternate: Vacant
Village Hall, 25 Plattekill Avenue, First Floor Meeting Room, at 7pm

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.

This meeting will be held in person at the address listed above, and via Zoom/YouTube

View the meeting by going to the [Village's YouTube page](#).

If you would like to participate in the Zoom meeting click the link below:

<https://us06web.zoom.us/j/83275511882?pwd=bTjEAGQmb1mdC1jVQDPksiQqGlVaZa.1>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 832 7551 1882 | Passcode: 875048

AGENDA

A. Administrative Business

Resolutions

- Approval of [3-04-2025 Meeting Minutes](#)

Updates

- Village Board & Ulster County Planning Board Liaison
- Environmental Policy Board
- Director of Planning, Zoning, and Code Enforcement
- Town Planning Board
- Any Other Board Updates

Referral for Comment from Village Board of Trustees

- [Local Law __ of 2025, - amendment to Subdivision](#)
- [EAF Part 1](#)

B. Public Comment

C. Decisions

Application #	<u>PB25-01</u>	Applicant/Owner	Elizabeth Styron & Carl Daucher
Application Type	Site Plan & Subdivision	Representative	David Todor, BOLDER Architecture, PLLC,
Zoning District	R-1	Location	30 & 32 Cooper Street
SBL	78.82-3-45 & 78.82-3-44	SEQRA	Type II
Status	Application Review	Description	New Construction • Single Family Dwelling Unit Merger of two lots into one lot ZBA - Decision 3/11/25 • 3' building height variance from 30' to 33'

Application #	<u>PB25-05</u>	Applicant/Owner	Jesse Halliburton - applicant Water Street Trails LLC - owner
Application Type	Site Plan amendment PB22-10, PB24-13	Representative	Jesse Halliburton
Zoning District	G	Location	11 Water Street
SBL	86.41-1-29	SEQRA	Type II
Status	Application Review	Description	Hotel (approved use) • Changes to lighting plan and EV charging station location

D. Public Hearing

Application #	PB24-07	Applicant/Owner	Westview Dev LLC
Application Type	Site Plan Special Use Subdivision	Representative	Taylor Palmer, Cuddy & Feder Maximillian Mahalek, Cuddy & Feder
Zoning District	NBR	Location	147-149 & 151 N. Chestnut Street
SBL	78.82-1-20, 78.82-1-12.100	SEQRA	Type 1 Action, Negative Declaration
Status	Public Hearing Continuation	Description	New construction • Multi-story, Mixed Use Development Area Variance required • Side Yard setback, • North 70', South 36' provided • Required 0-15 maximum

Application #	PB25-04	Applicant/Owner	Chestnut 32/LLC - applicant Falcone LLC - owner
Application Type	Special Use Site Plan amendment	Representative	Michael Peters
Zoning District	NBR	Location	81-83 N. Chestnut Street
SBL	86.26-1-12	SEQRA	Type 2
Status	Public Hearing	Description	Restaurant/Cafe (approved use) with outdoor seating (not approved) • No structural changes • Replace signage • Repaint exterior • Drivethru to be closed • Change outdoor seating

E. Continued Application Review

Application #	PB24-07	Applicant/Owner	Westview Dev LLC
Application Type	Site Plan Special Use Subdivision	Representative	Taylor Palmer, Cuddy & Feder Maximillian Mahalek, Cuddy & Feder
Zoning District	NBR	Location	147-149 & 151 N. Chestnut Street
SBL	78.82-1-20, 78.82-1-12.100	SEQRA	Type 1 Action, Negative Declaration
Status	Application Review	Description	New construction • Multi-story, Mixed Use Development Area Variance required • Side Yard setback, • North 70', South 36' provided • Required 0-15 maximum

Application #	PB25-04	Applicant/Owner	Chestnut 32/LLC - applicant Falcone LLC - owner
Application Type	Special Use Site Plan amendment	Representative	Michael Peters
Zoning District	NBR	Location	81-83 N. Chestnut Street
SBL	86.26-1-12	SEQRA	Type 2
Status	Application Review	Description	Restaurant/Cafe (approved use) with outdoor seating (not approved) • No structural changes • Replace signage • Repaint exterior • Drivethru to be closed • Change outdoor seating

Application #	PB25-06	Applicant/Owner	Gary & Kimberley Singleton
Application Type	Site Plan	Representative	Gary Singleton
Zoning District	R-2	Location	14 Lincoln Place
SBL	86.42-4-38	SEQRA	TBD - proposed Type II
Status	Application Review Application amended from original	Description	Single-Family Residential • Addition to convert a 2 bedroom to 3 bedroom

F. New Applications

Application #	<u>PB25-07</u>	Applicant/Owner	Kayla Miller, John Canino
Application Type	Site Plan	Representative	John Vett, Allen Ross Architecture
Zoning District	B-2	Location	52 N, Chestnut Street
SBL	86.34-3-24	SEQRA	TBD - Type II proposed
Status	Application Review	Description	Residential Single Family - removal of an existing 73 square foot stoop to be replaced with a new 119 square foot front porch. - The existing bluestone paver walkway will be reset.

Application #	<u>PB25-08</u>	Applicant/Owner	Wells Fargo NP
Application Type	Special Use Site Plan Amendment	Representative	John Joseph
Zoning District	G	Location	27-29 Main Street
SBL	86.34-2-16.100 86.33-3-7	SEQRA	TBD - Type II proposed
Status	New Application	Description	Add a new use - Instructional Use - Amend Site Plan to add a martial arts studio in the basement. - Use determined by MCO to be Instructional Use, per zoning code definition - Permitted use with Special Use Permit