



## 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 #    | <a href="#"><u>PB25-01</u></a>     | Applicant/Owner | <b>Elizabeth Styron &amp; Carl Daucher</b>                                                                                                                                                                                                                                                    |
| Application Type | <b>Site Plan &amp; Subdivision</b> | Representative  | <b>David Todor, BOLDER Architecture, PLLC,</b>                                                                                                                                                                                                                                                |
| Zoning District  | <b>R-1</b>                         | Location        | <b>30 &amp; 32 Cooper Street</b>                                                                                                                                                                                                                                                              |
| SBL              | <b>78.82-3-45 &amp; 78.82-3-44</b> | SEQRA           | <b>Type II</b>                                                                                                                                                                                                                                                                                |
| Status           | <b>Application Review</b>          | Description     | <b>New Construction</b> <ul style="list-style-type: none"> <li>• <b>Single Family Dwelling Unit</b></li> </ul> <b>Merger of two lots into one lot</b><br><b>ZBA - Decision 3/11/25</b> <ul style="list-style-type: none"> <li>• <b>3' building height variance from 30' to 33'</b></li> </ul> |

|                  |                                             |                 |                                                                                                                                                  |
|------------------|---------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#"><u>PB25-05</u></a>              | Applicant/Owner | <b>Jesse Halliburton - applicant</b><br><b>Water Street Trails LLC - owner</b>                                                                   |
| Application Type | <b>Site Plan amendment PB22-10, PB24-13</b> | Representative  | <b>Jesse Halliburton</b>                                                                                                                         |
| Zoning District  | <b>G</b>                                    | Location        | <b>11 Water Street</b>                                                                                                                           |
| SBL              | <b>86.41-1-29</b>                           | SEQRA           | <b>Type II</b>                                                                                                                                   |
| Status           | <b>Application Review</b>                   | Description     | <b>Hotel (approved use)</b> <ul style="list-style-type: none"> <li>• <b>Changes to lighting plan and EV charging station location</b></li> </ul> |

## D. Public Hearing

|                  |                                                  |                 |                                                                                                                                                                                                                                                                                                                           |
|------------------|--------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#">PB24-07</a>                          | Applicant/Owner | Westview Dev LLC                                                                                                                                                                                                                                                                                                          |
| Application Type | <b>Site Plan<br/>Special Use<br/>Subdivision</b> | Representative  | <b>Taylor Palmer, Cuddy &amp; Feder<br/>Maximillian Mahalek, Cuddy &amp; Feder</b>                                                                                                                                                                                                                                        |
| Zoning District  | <b>NBR</b>                                       | Location        | <b>147-149 &amp; 151 N. Chestnut Street</b>                                                                                                                                                                                                                                                                               |
| SBL              | <b>78.82-1-20,<br/>78.82-1-12.100</b>            | SEQRA           | <b>Type 1 Action, Negative Declaration</b>                                                                                                                                                                                                                                                                                |
| Status           | <b>Public Hearing<br/>Continuation</b>           | Description     | <b>New construction</b> <ul style="list-style-type: none"> <li>• <b>Multi-story, Mixed Use Development</b></li> </ul> <b>Area Variance required</b> <ul style="list-style-type: none"> <li>• <b>Side Yard setback,</b></li> <li>• <b>North 70', South 36' provided</b></li> <li>• <b>Required 0-15 maximum</b></li> </ul> |

|                  |                                                |                 |                                                                                                                                                                                                                                                                                                                       |
|------------------|------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#">PB25-04</a>                        | Applicant/Owner | <b>Chestnut 32/LLC - applicant<br/>Falcone LLC - owner</b>                                                                                                                                                                                                                                                            |
| Application Type | <b>Special Use<br/>Site Plan<br/>amendment</b> | Representative  | <b>Michael Peters</b>                                                                                                                                                                                                                                                                                                 |
| Zoning District  | <b>NBR</b>                                     | Location        | <b>81-83 N. Chestnut Street</b>                                                                                                                                                                                                                                                                                       |
| SBL              | <b>86.26-1-12</b>                              | SEQRA           | <b>Type 2</b>                                                                                                                                                                                                                                                                                                         |
| Status           | <b>Public Hearing</b>                          | Description     | <b>Restaurant/Cafe (approved use) with<br/>outdoor seating (not approved)</b> <ul style="list-style-type: none"> <li>• <b>No structural changes</b></li> <li>• <b>Replace signage</b></li> <li>• <b>Repaint exterior</b></li> <li>• <b>Drivethru to be closed</b></li> <li>• <b>Change outdoor seating</b></li> </ul> |

## E. Continued Application Review

|                  |                                                  |                 |                                                                                                                                                                                                                                                                                                                           |
|------------------|--------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#">PB24-07</a>                          | Applicant/Owner | Westview Dev LLC                                                                                                                                                                                                                                                                                                          |
| Application Type | <b>Site Plan<br/>Special Use<br/>Subdivision</b> | Representative  | <b>Taylor Palmer, Cuddy &amp; Feder<br/>Maximillian Mahalek, Cuddy &amp; Feder</b>                                                                                                                                                                                                                                        |
| Zoning District  | <b>NBR</b>                                       | Location        | <b>147-149 &amp; 151 N. Chestnut Street</b>                                                                                                                                                                                                                                                                               |
| SBL              | <b>78.82-1-20,<br/>78.82-1-12.100</b>            | SEQRA           | <b>Type 1 Action, Negative Declaration</b>                                                                                                                                                                                                                                                                                |
| Status           | <b>Application<br/>Review</b>                    | Description     | <b>New construction</b> <ul style="list-style-type: none"> <li>• <b>Multi-story, Mixed Use Development</b></li> </ul> <b>Area Variance required</b> <ul style="list-style-type: none"> <li>• <b>Side Yard setback,</b></li> <li>• <b>North 70', South 36' provided</b></li> <li>• <b>Required 0-15 maximum</b></li> </ul> |

|                  |                                                |                 |                                                                                                                                                                                                                                                                                                                       |
|------------------|------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#">PB25-04</a>                        | Applicant/Owner | <b>Chestnut 32/LLC - applicant<br/>Falcone LLC - owner</b>                                                                                                                                                                                                                                                            |
| Application Type | <b>Special Use<br/>Site Plan<br/>amendment</b> | Representative  | <b>Michael Peters</b>                                                                                                                                                                                                                                                                                                 |
| Zoning District  | <b>NBR</b>                                     | Location        | <b>81-83 N. Chestnut Street</b>                                                                                                                                                                                                                                                                                       |
| SBL              | <b>86.26-1-12</b>                              | SEQRA           | <b>Type 2</b>                                                                                                                                                                                                                                                                                                         |
| Status           | <b>Application<br/>Review</b>                  | Description     | <b>Restaurant/Cafe (approved use) with<br/>outdoor seating (not approved)</b> <ul style="list-style-type: none"> <li>• <b>No structural changes</b></li> <li>• <b>Replace signage</b></li> <li>• <b>Repaint exterior</b></li> <li>• <b>Drivethru to be closed</b></li> <li>• <b>Change outdoor seating</b></li> </ul> |

|                  |                                                                          |                 |                                                                                                                                              |
|------------------|--------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#">PB25-06</a>                                                  | Applicant/Owner | <b>Gary &amp; Kimberley Singleton</b>                                                                                                        |
| Application Type | <b>Site Plan</b>                                                         | Representative  | <b>Gary Singleton</b>                                                                                                                        |
| Zoning District  | <b>R-2</b>                                                               | Location        | <b>14 Lincoln Place</b>                                                                                                                      |
| SBL              | <b>86.42-4-38</b>                                                        | SEQRA           | <b>TBD - proposed Type II</b>                                                                                                                |
| Status           | <b>Application<br/>Review</b><br>Application<br>amended from<br>original | Description     | <b>Single-Family Residential</b> <ul style="list-style-type: none"> <li>• <b>Addition to convert a 2 bedroom<br/>to 3 bedroom</b></li> </ul> |

## F. New Applications

|                  |                                |                 |                                                                                                                                                                                                                                                    |
|------------------|--------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#"><u>PB25-07</u></a> | 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     | <b>Residential Single Family</b> <ul style="list-style-type: none"> <li>removal of an existing 73 square foot stoop to be replaced with a new 119 square foot front porch.</li> <li>The existing bluestone paver walkway will be reset.</li> </ul> |

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|------------------|---------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application #    | <a href="#"><u>PB25-08</u></a>  | 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<br>86.33-3-7     | SEQRA           | TBD - Type II proposed                                                                                                                                                                                                                                                                     |
| Status           | New Application                 | Description     | <b>Add a new use - Instructional Use</b> <ul style="list-style-type: none"> <li>Amend Site Plan to add a martial arts studio in the basement.</li> <li>Use determined by MCO to be Instructional Use, per zoning code definition</li> <li>Permitted use with Special Use Permit</li> </ul> |