



**Village of New Paltz Planning Board
Regular Meeting of January 21, 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 1-07-2025 Meeting Minutes - **Possible table until next meeting**

Updates

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

B. Public Comment

C. Public Hearings

Application #	PB24-20	Applicant/Owner	Woodland Pond
Application Type	Site Plan	Representative	Ken Casamento, The LRC Group
Zoning District	P-B, R-1	Location	100 Woodland Pond Circle
SBL	86.2-1-12.120	SEQRA	Type 1, Part 2 EAF completed
Status	Public Hearing	Description	Amendment/New Construction Continued Care Retirement Community

D. Continued Review

Application #	PB24-20	Applicant/Owner	Woodland Pond
Application Type	Site Plan	Representative	Ken Casamento, The LRC Group
Zoning District	P-B, R-1	Location	100 Woodland Pond Circle
SBL	86.2-1-12.120	SEQRA	Type 1, Part 2 EAF completed
Status	Continued Application Review	Description	Amendment/New Construction Continued Care Retirement Community

E. Application Referral from Zoning Board

Application #	ZB24-11	Applicant/Owner	Maneul LLC
Application Type	Special Authorization	Representative	Simmons Construction
Zoning District	B-2	Location	25 N. Chestnut Street
SBL	78.82-1-7.160	SEQRA	Type II
Status	Referral from Zoning Board*	Description	Reconstruction of a Non-Conforming Structure

*212-54(D)

Reconstruction. When a nonconforming use or structure is destroyed or damaged for a loss of 80% or more of its value, or when the owner or tenant of said use or structure desires to rebuild for any reason, the **Zoning Board of Appeals, after review and recommendation by the Planning Board, may authorize such rebuilding** if the rebuilding would not constitute a substantial enlargement of the use and if the rebuilding would provide better aesthetics, higher setbacks or assist in alleviating existing nuisance characteristics.

F. New Application

Application #	PB25-02	Applicant/Owner	Manheim Mews LLC
Application Type	Site Plan	Representative	
Zoning District	R-2	Location	1 Hasbrouck Place
SBL	86.42-4-10.100	SEQRA	TBD - proposed Type II
Status	New Application	Description	Single Family Residential Replace existing 2 bedroom house with new 3 bedroom house

G. Request for Extension

Application #	PB22-04	Applicant/Owner	Khalil Jamal
Application Type	Special Use	Representative	
Zoning District	B-2	Location	184 Main Street
SBL	86.34-11-06	SEQRA	
Status	Request for 1 year extension	Description	14 key hotel, restaurant, outdoor cafe, with roof deck approved 1/16/2024

H. Municollab Software Presentation