



Village of New Paltz Planning Board
Regular Meeting of Tuesday, March 21, 2023
Village Hall, 25 Plattekill Avenue, First Floor Meeting Room, at 7pm

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/84301558699?pwd=WFFrYXdsTldCd05lODdWb1kwT25Cdz09>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 843 0155 8699 | Passcode: 070796

BUSINESS AGENDA*

1) Administrative Business

- Approval of [03-07-2023](#) Minutes
- Application Withdrawals
- Closure Request

- Updates from the Village Board & Ulster County Planning Board Liaison
- Updates from the Environmental Policy Board Liaison

2) Public Comment

3) Public Hearing(s)

1. Site Plan - Brush Clearance and Drainage Maintenance
[PB22-15: 123 Main Street](#); Applicant: Southern Acquisition Company LLC; Zoning District: B-2
2. Site Plan - Commercial, Mixed-Use
[PB22-11: 137 N. Chestnut Street](#); Applicant: Trail Link LLC / Scott Arnold; Zoning District: NBR

4) Application Review

1. Site Plan - Brush Clearance and Drainage Maintenance
[PB22-15: 123 Main Street](#); Applicant: Southern Acquisition Company LLC; Zoning District: B-2
2. Site Plan - Change of Use, No Exterior Changes (Mixed Use to Mixed Use and Farm Brewery)
[PB22-20: 29 S. Chestnut Street](#); Applicant Bonticou Farm Brewing; Zoning District: B-2
3. Subdivision - Lot Consolidation, Change from Two-Family to Single-Family Dwelling
[PB23-05: 16-18 Mulberry Street](#); Applicant: Andrew Jesse Davis; Zoning District: R-3
4. Special Use Permit, Site Plan Review - Commercial, Cat Café **NEW**
[PB23-06: 7-11 Church Street](#); Applicant: Jessica Cruz; Zoning District: B-2
5. Site Plan, Special Use Permit - Commercial, Multi-story Mixed-Use
[PB22-11: 137 N. Chestnut Street](#); Applicant: Trail Link LLC; Zoning District: NBR
6. Site Plan, Special Use Permit - Commercial, Multi-story Mixed-Use
[PB23-02: 145 N. Chestnut Street](#); Applicant: Max Kimlin; Zoning District: NBR

~~Special Use Permit - Cannabis Dispensary~~ **Requested adjournment to 4/4 Meeting**
[PB23-04: 88 N. Chestnut Street](#); Applicant: Lila Luckie's LLC; Zoning District: NBR

~~Site Plan - Special Use Permit - Commercial - Hotel~~ **Requested adjournment to 4/4 Meeting**
[PB22-10: 11 Water Street](#); Applicant: Jesse Halliburton; Zoning District: G

7. Site Plan - Residential, Three two-family Buildings
[PB22-18: 6-8-10 Cooper Street](#); Applicant: David Shepler; Zoning District: R-3