



Village of New Paltz Planning Board

Regular Meeting of August 5, 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

Updated 8-4-2025

A. Administrative Business

1. Resolutions

- Approval of [7-15-2025 Meeting Minutes](#)

2. 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

3. [Public Comment/Public Hearing policy discussion](#)

4. [Renewal of Expired Approval - 85 N. Chestnut Street](#)

B. Public Comment

C. Public Hearing

Application #	PB25-13	Applicant/Owner	Fund Corp Harmony Hall Housing Development
Application Type	Site Plan amendment	Representative	Dan Graziano
Zoning District	R-2	Location	52 S. Manheim Street
SBL	86.42-7-14.100	SEQRA	Type II
Status	Public Hearing Amendment to PB21-14	Description	Site Plan amendment - multifamily senior housing • Amendment to original site plan to change/add fencing and change/add landscaping • Add dumpster enclosure • Add generator location

New Files since Last Meeting

- [Rendering of Fence](#)
- [Rendering of Fence](#)
- [Public Hearing Notice](#)
- [Current approved bamboo fence](#)
- [Current bamboo fence memo](#)
- [DRB review letter](#)

D. Public Hearing

Application #	PB25-14	Applicant/Owner	John Johnson- 44 Church Church Street Commons LLC - 46 Church
Application Type	Lot Improvement Site Plan existing plan predates zoning	Representative	John Johnson
Zoning District	R-3	Location	44 Church St & 46 Church St
SBL	86.34-5-25 86.34-5-21	SEQRA	Unlisted Action
Status	Public Hearing The project was originally presented as PB23-20 without the lot improvement. Now a new application number	Description	Lot Improvement • Merger of 44 Church St and 46 Church St parcels • Resolves a non-conforming, landlocked parcel Site Plan - existing single family dwelling use - predates zoning • Demolition of a single family dwelling - 4 bedroom • Construct new 25' wide access driveway to a multifamily residential complex • Addition of landscaping Site Plan - existing multifamily dwelling use - predates zoning • Current 3 structures, 6 dwelling units, 28 bedrooms, 1 accessory office • Proposed ○ Addition of a 2 story infill building (1,088 sf footprint) which will house 2 @ 3 bedroom and 1 @ 4 bedroom dwelling units ○ 4 structures, 9 dwelling units, 38 bedrooms, 1 accessory office • Addition of 8 parking spaces • Addition of pedestrian walkway

New Files since Last Meeting

- [Public Comment](#)
- [DRAFT EAF Part 2 and Part 3](#) - prepared by Director of Planning, Zoning, and Code Enforcement
- [Google Earth photo of utility pole](#) - prepared by Director of Planning, Zoning, and Code Enforcement
- [Fire chief response](#)

- [DOW Supt. Response](#)
- [UCPB referral](#)
- [Public Hearing Notice](#)
- [Site Plan - updated to show landbank parking and ADA space](#)
- [DPW - Request for review](#)
- [Fire Chief - request for review](#)
- [Elevations](#)

E. Application Review/Decision

Application #	PB25-13	Applicant/Owner	Fund Corp Harmony Hall Housing Development
Application Type	Site Plan amendment	Representative	Dan Graziano
Zoning District	R-2	Location	52 S. Manheim Street
SBL	86.42-7-14.100	SEQRA	Type II
Status	Application Review/ Decision Amendment to PB21-14	Description	Site Plan amendment - multifamily senior housing • Amendment to original site plan to change/add fencing and change/add landscaping • Add dumpster enclosure • Add generator location

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F. Application Review

Application #	PB25-14	Applicant/Owner	John Johnson- 44 Church Church Street Commons LLC - 46 Church
Application Type	Lot Improvement Site Plan existing plan predates zoning	Representative	John Johnson
Zoning District	R-3	Location	44 Church St & 46 Church St
SBL	86.34-5-25 86.34-5-21	SEQRA	Unlisted Action
Status	Application Review The project was originally presented as PB23-20 without the lot improvement. Now a new application number	Description	Lot Improvement • Merger of 44 Church St and 46 Church St parcels • Resolves a non-conforming, landlocked parcel Site Plan - existing single family dwelling use - predates zoning • Demolition of a single family dwelling - 4 bedroom • Construct new 25' wide access driveway to a multifamily residential complex • Addition of landscaping Site Plan - existing multifamily dwelling use - predates zoning • Current 3 structures, 6 dwelling units, 28 bedrooms, 1 accessory office • Proposed ○ Addition of a 2 story infill building (1,088 sf footprint) which will house 2 @ 3 bedroom and 1 @ 4 bedroom dwelling units ○ 4 structures, 9 dwelling units, 38 bedrooms, 1 accessory office • Addition of 8 parking spaces • Addition of pedestrian walkway

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G. Application Review/Decision

Application #	PB25-12	Applicant/Owner	Harnos Optometry, Elk River Holdings LLC
Application Type	Site Plan amendment	Representative	Brandon Harnos
Zoning District	B-2	Location	222 Main Street
SBL	86.42-4-5 86.12-1-1 (Town)	SEQRA	Type II
Status	Application Review/ Decision	Description	Amendment to approved Site Plan • Professional Office use to remain • New construction of ADA ramp and stairway for access • Exterior siding work, DRB review required The parcel is divided by the Town/Village line. Access is made through the Town portion of the parcel. No changes are proposed in the Town section of the parcel.

New Files since Last Meeting

- [Draft decision](#)
- [Landscaping Site Plan](#)
- [West Elevations with Landscaping](#)
- [North Elevations with Landscaping](#)
- [East Elevations with Landscaping](#)
- [South Elevations with Landscaping](#)
- [Rebuttal to DRB recommendations](#)
- [DRB Recommendations](#)

H. Application Review/Decision

Application #	PB24-15	Applicant/Owner	Prospect Estates LLC
Application Type	Site Plan amendment	Representative	Anthony Meluso, Sam Serdah
Zoning District	R-2	Location	7 Prospect Street
SBL	86.34-6-7	SEQRA	Type II
Status	Application Review/ Decision	Description	Amendment to PB23-09 approved Site Plan • New construction - addition, change of use • Residential, 2 family construction addition to a single-family house

New Files since Last Meeting

- [DRAFT decision](#)
- [Memo - Director of Planning, Zoning, and Code Enforcement](#) - updated 8-1-2025
- [Public Comments received at public hearing](#)
- [Elevations/Floor Plans - updated 7-14-2025](#)
- [Site Plan - updated 7-14-2025](#)

I. New Application

Application #	PB25-15	Applicant/Owner	Huguenot Historical Society
Application Type	Site Plan Lot Improvement Special Use	Representative	Liselle LaFrance Jay Samuelson
Zoning District	H	Location	Huguenot Street & Broadhead Avenue
SBL	86.33-1-12 86.33-1-11 86.33-1-10 86.33-1-9	SEQRA	TBD
Status	New Application	Description	Site Plan - Development and construction of a new 7,387-square-foot Visitor and Education Center Lot Improvement - Merger of 4 lots removing lot lines Special Use - Offsite bus parking

New Files

- [Planners Memo](#)
- [Massing Study - Developers Presentation](#)
- [Project Narrative](#)
- [DEC Resource Mapper](#)
- [EAF Part 1](#)
- [Site Plan - 7-7-2025](#)
- [Survey](#)
- [MCO Zoning Determination](#)