Village of New Paltz Planning Board

Regular Meeting of February 18, 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 2-4-2025 Meeting Minutes

Updates

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

B. Public Comment

C. Public Hearings

Public Hearings combined into one hearing due to same applicant and contiguous properties

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

Application #	**PB25-03**	Applicant/Owner	**Harmony Hall LLC - applicant** **Harmony Hall Housing Development Fund Corp, LLC - owner**
Application Type	**Site Plan Amendment**	Representative	**Keith Libolt**
Zoning District	**R-2**	Location	**54 S Manheim Blvd**
SBL	**86.42-7-14.100**	SEQRA	**Type II**
Status	**Public Hearing**	Description	**Amend approved Site Plan PB21-14** **Add retaining wall**

D. Continued Application Review

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

Application #	PB25-03	Applicant/Owner	**Harmony Hall LLC - applicant** **Harmony Hall Housing Development Fund Corp, LLC - owner**
Application Type	**Site Plan Amendment**	Representative	**Keith Libolt**
Zoning District	**R-2**	Location	**54 S Manheim Blvd**
SBL	**86.42-7-14.100**	SEQRA	**Type II**
Status	**Public Hearing**	Description	**Amend approved Site Plan PB21-14** **Add retaining wall**

Application #	PB24-07	Applicant/Owner	**Westview Dev LLC**
Application Type	**SIte Plan/Special Use/Subdivision**	Representative	**Taylor Palmer, 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, Part 2 Completed**
Status	**Continued App Review**	Description	**New construction** **Multi-story, Mixed Use Development**

E. New Applications

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

Application #	PB25-06	Applicant/Owner	**Gary & Kimberley Singleton**
Application Type	**SIte Plan**	Representative	
Zoning District	**R-2**	Location	**14 Lincoln Place**
SBL	**86.42-4-38**	SEQRA	**TBD - proposed Type II**
Status	**New Application**	Description	**SIngle-Family Residential** **Addition to convert a 2 bedroom, 1 bath to 4 bedroom, 3 bath** **Requires an Area Variance for Density**