

VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS

Regular Meeting of **Tuesday May 12, 2026**
7:00 PM at Village Hall, 25 Plattekill Avenue
1st Floor Meeting Room

Board Members: Sean O'Sullivan, Chair, Cody Claussen, Dustin Leibowitz, Robert Lucchesi, Vacant
Noa Simons, Alternates

Members of the public who wish to speak at public hearings should plan to come to Village Hall in person to be guaranteed an opportunity to participate.

Alternatively, they may email or submit comments in written format

All interested parties may view the meeting by going to the Village's YouTube page. Subscribe for notices.

[youtube.com/@villageofnewpaltz](https://www.youtube.com/@villageofnewpaltz)

AGENDA

Revised as of 5-12-2026

A. Administrative Business

- ~~Approval of March 10, 2026 Minutes~~ **Tabled until next meeting**
- Village Board Updates
- Director of Planning, Zoning, and Code Enforcement Updates

B. Review and Decision

Application #	ZB25-09	Applicant/Owner	772 Ventures LLC
Application Type	Use Variance	Representative	Justin Blejer, Blejer Architecture
Zoning District	B-2	Location	13 Academy Street
SBL	86.127-1-7	SEQRA	Type II
Status	Application Review Decision	Description	The property is in the B-2 zoning district which allows for residential on the second and third floors, and accessible Type A or B residential units on the first floor. To move forward with this restoration and conversion we are requesting an Use Variance to have a non Type A or B dwelling on the first floor

Relevant Code

212-13F(5)(a)(2)[a]

Principally permitted uses.

A mixture of residential and nonresidential uses is required in the development of all multistory buildings. New multistory buildings in this district shall be principally permitted, if the following conditions are met:

Any portion of the first story not facing Route 299, North Chestnut Street, or South Chestnut Street shall be limited to: Type A - fully accessible dwelling units as regulated by the most current or appropriate edition of the Uniform Fire Prevention and Building Code as incorporated in Chapter 86 of this code (not to include Type B - adaptable units as regulated by the most current or appropriate edition of the Uniform Fire Prevention and Building Codes adopted by Chapter 86 of this code);

Application Files

NEW FILE

- [260410 ZBA Presentation - Final.pdf](#)
- [Supporting Documents for Use Variance](#)
- [HPC/DRB comments](#)
- [Updated Plan 2-7-2026](#)
- [Zoning Narrative 2-6-2026](#)
- [Applicant answers to Use Variance](#)
- [UCPB referral](#)
- [UCPB response](#)
- [Zoning Denial](#)
- [Narrative](#)
- [Site Plan](#)
- [EAF](#)

- Revised Application - **Based on 4-28-2026 submission**

Application #	ZB26-01	Applicant/Owner	Woodland Pond
Application Type	Use Variance	Representative	David Roberts, Ken Casamento
Zoning District	P-B	Location	North Putt Corners Rd. George Danskin Way
SBL	86.2-1-7.100 86.2-1-2.112 86.2-1-4.210	SEQRA	Proposed Type I - Notice of Intent from PB for Lead Agency
Status	Revised Application	Description	4 variances required* <ol style="list-style-type: none"> Commons Building Wing A - proposed height of 36' - 1.4" Variance of 6' - 1.4" (20.4%) Commons Building Wing B - proposed height of 36'-3" Variance of 6'-3" (20.8%) Hybrid Building North - proposed height of 33' - 4.4" Variance of 3' - 4.4" (11,23%) Hybrid Building South - proposed height of 36' - 4.4" Variance of 6' - 4.4" (21.23%)

***Relevant Code**

212-13 (i) (6)

Maximum height:

(a) All uses: 30 feet or 2 1/2 stories.

Application Files

- [Public Comment](#)

April 2026 Revisions

- [EAF Part 1](#)
- [Revised Zoning Determination](#)
- [Cover letter](#)
- [Statement of Need](#)
- [Site Plan](#)
- [Site Plan set](#)
- [Site Plan and aerial renderings](#)
- [Architectural floor plans](#)
- [Site sections and building sections](#)
- [Ground view renderings](#)
- [Exterior elevations](#)
- [View From Lent Drive Rendering Sheet](#)
- [WVLT Comment letter](#)

January 2026 Submission

- [Zoning Determination](#)
- [Site Plan set](#)
- [Statement of Need](#)
- [EAF](#)
- [Site Plan & Elevations](#)
- [Architectural Floor Plans](#)
- [Site Sections & Building Sections](#)
- [Ground View renderings](#)