



Village of New Paltz Planning Board

Regular Meeting of November 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

Updated 11-13-2025

A. Administrative Business

1. Resolutions

- Approval of [10-21-2025 Meeting Minutes](#)

2. Updates

- Village Board & Ulster County Planning Board Liaison
- Environmental Policy Board
- Director of Planning, Zoning, and Code Enforcement
 - Training Hours
 - [Communications - Woodland Pond](#)
- Town Planning Board
- Any Other Board Updates

B. Request to Amend Approval PB25-16, Removing a Specific Condition of Approval

[Letter of Request](#)

[Surveyor Letter](#)

[Original Decision of Approval](#)

C. Public Comment

D. Public Hearing

Application #	PB25-24	Applicant/Owner	Floyd Kniffen
Application Type	Site Plan	Representative	Floyd Kniffen
Zoning District	R-2	Location	40 Prospect Street
SBL	86.34-8-1.400	SEQRA	TBD, proposed Type II
Status	Public Hearing	Description	Site Plan - Lot 4 • Single Family residence new construction

Files

- [MCO Review](#)
- [Site Plan - revised 11-13-2025](#)
- [Site Plan](#)
- [EAF Part 1](#)
- [Elevations 2](#)
- [Elevations 1](#)
- [SWPPP](#)
- [Grading and Drainage](#)
- [Rain Garden design](#)
- [Subdivision Map](#)
- [Subdivision Approval](#)

E. Public Hearing

Application #	PB25-08	Applicant/Owner	Wells Fargo NP
Application Type	Site Plan Amendment Add an accessory use	Representative	John Joseph
Zoning District	G	Location	27-29 Main Street
SBL	86.34-2-18.100	SEQRA	TBD, proposed Type II
Status	Public Hearing	Description	Site Plan amendment • Add a 1200 sf accessory use yoga studio to be located in the cellar area. • The proposal is determined to be accessory to the gym use.

Files

- [Village Consultant parking review](#)
- [MCO Determination](#)
- [Applicant Submittal RE: ADA compliance](#)
- [Basement Plan](#)
- [Approved Site Plan](#)

F. Application Review

Application #	PB25-08	Applicant/Owner	Wells Fargo NP
Application Type	Site Plan Amendment Add an accessory use	Representative	John Joseph
Zoning District	G	Location	27-29 Main Street
SBL	86.34-2-18.100	SEQRA	TBD, proposed Type II
Status	Application Review	Description	Site Plan amendment • Add a 1200 sf accessory use yoga studio to be located in the cellar area. • The proposal is determined to be accessory to the gym use.

Files

- [Village Consultant parking review](#)
- [MCO Determination](#)
- [Applicant Submittal RE: ADA compliance](#)
- [Basement Plan](#)
- [Approved Site Plan](#)

G. Application Review (next 3 applications are same applicant, but are separate applications)

Application #	PB25-22	Applicant/Owner	Floyd Kniffen
Application Type	Site Plan	Representative	Floyd Kniffen
Zoning District	R-2	Location	42 Henry W DuBois Dr
SBL	86.34-8-1.200	SEQRA	Type II
Status	Public Hearing	Description	Site Plan • Single Family residence new construction • Shared driveway

Files

- [Revised Site Plan](#)
- [Larios Review](#)
- [Lighting Plan](#)
- [Applicant Letter, RE: tree markout](#)
- [Subdivision Approval](#)
- [Filed subdivision map](#)
- [Grading and drainage plan](#)
- [SWPPP](#)
- [EAF Part 1](#)
- [Rain Garden design](#)

- [Elevations](#)
- [Site Plan](#)

Application #	PB25-23	Applicant/Owner	Floyd Kniffen
Application Type	Site Plan	Representative	Floyd Kniffen
Zoning District	R-2	Location	44 Henry W DuBois Dr
SBL	86.34-8-1.100	SEQRA	Type II
Status	Application Review	Description	Site Plan • Single Family residence new construction • Shared driveway

Files

- [Revised Site Plan](#)
- [Larios Review](#)
- [Lighting Plan](#)
- [Applicant Letter, RE: tree markout](#)
- [Subdivision Approval](#)
- [Filed subdivision map](#)
- [Grading and drainage plan](#)
- [SWPPP](#)
- [EAF Part 1](#)
- [Rain Garden design](#)
- [Elevations](#)
- [Site Plan](#)

Application #	PB25-24	Applicant/Owner	Floyd Kniffen
Application Type	Site Plan	Representative	Floyd Kniffen
Zoning District	R-2	Location	40 Prospect Street
SBL	86.34-8-1.400	SEQRA	TBD, proposed Type II
Status	Application Review	Description	Site Plan - Lot 4 • Single Family residence new construction

Files

- [MCO Review](#)
- [Site Plan - revised 11-13-2025](#)
- [Site Plan](#)
- [EAF Part 1](#)
- [Elevations 2](#)
- [Elevations 1](#)
- [SWPPP](#)
- [Grading and Drainage](#)
- [Rain Garden design](#)
- [Subdivision Map](#)
- [Subdivision Approval](#)

H. [2025 Zoning Code Update](#) discussion - Articles 1, 2, &3