

VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS

Regular Meeting of **Tuesday January 13, 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

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.

If you would like to participate in the meeting via Zoom click the link below or scan it with your mobile device:

<https://us06web.zoom.us/j/82952265988?pwd=OLiSacZR7OUKd38oR8ZlfaPLxMHkLg.1>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 829 5226 5988 | Passcode: 557436

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

A. Administrative Business

- Approval of November 6, 2025 Minutes
- Village Board Updates
- Director of Planning, Zoning, and Code Enforcement Updates

1. [Approval of the 2026 ZBA meeting schedule](#)

B. New Application - [Withdrawn by applicant 1/7/2026](#)

Application #	ZB25-08	Applicant/Owner	Terry Dungan
Application Type	Appeal of Building Inspector	Representative	
Zoning District	R-2	Location	7 Prospect Street
SBL	86.34-6-7	SEQRA	TBD—Proposed Type II
Status	New Appeal	Description	In violation of New Paltz Village Code § 212-63.C the Building Inspector/Zoning (Code) Enforcement Officer, (CEO) Alex Salanitri, has issued a building permit for and is allowing the construction, alteration and reconstruction of buildings at 7 Prospect St. in violation of multiple sections of the NYS Uniform Code and the New Paltz Village Code.

Relevant Code
212-63C

Issuance of permits. It shall be the duty of the Building Inspector to issue the proper permits provided he is satisfied that the structure, building, sign, parking area, and the proposed use conform with all requirements of this chapter, the State Building Construction Code, and all other applicable provisions of the Village of New Paltz Municipal Code that may apply, and that all other required reviews and actions, if any, have been complied with and all necessary approvals secured therefor.^(a) All permits shall be issued in duplicate and one copy shall be kept conspicuously on the premises affected and protected from weather whenever construction work is being performed thereon. No owner, contractor, workman or other persons shall perform any construction operations of any kind, including excavation, unless a permit covering such operation has been displayed as required by this chapter, nor shall construction operations of any kind be performed after notification of the revocation of said permit.

Application Files

- [Appeal 10-31-2025](#)
- [Building Permit](#)

C. New Application

Application #	ZB25-09	Applicant/Owner	Justin Blejer, Blejer Architecture
Application Type	Area Variance	Representative	
Zoning District	B-2	Location	13 Academy Street
SBL	86.127-1-7	SEQRA	TBD - Proposed Type II
Status	New Application	Description	<p>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.</p> <p>To move forward with this restoration and conversion we are requesting an Area Variance to have a non Type A or B dwelling on the first floor</p>

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

- [Zoning Denial](#)
- [Narrative](#)
- [Site Plan](#)
- [EAF](#)