



VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS

Regular Meeting of July 12, 2022
7:00 PM at Elting Memorial Library, 93 Main Street
and via Zoom and YouTube

DRAFT AGENDA

All interested parties may view the meeting by going to the [Village's YouTube page](https://www.youtube.com/channel/UCwFFe8fJSmBzh10DPQy0btQ).
(<https://www.youtube.com/channel/UCwFFe8fJSmBzh10DPQy0btQ>)

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/85076282261?pwd=T3pxNzVhdThHRSttV1BOdTVXQjRXdz09>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 850 7628 2261 | Passcode: 444777

(1) Public Hearing(s)

None

(2) Application Review

1. Area variance - Setback relief of 5' from required 10ft rear yard setback.

[ZB22-05: 184 Main Street](#)

Applicant: Violet Jamal

Zoning District: B-2

SBL: 86.34-11-06

No variance requested. 212-54 (D) requires the Zoning Board to authorize the rebuilding of nonconforming walls.

[ZB22-04: 5 Plattekill](#)

Applicant: Plattekill Avenue New Paltz Realty LLC (Keenan)

Zoning District: B-2

SBL: 86.143-1-19

Note removed from 7/12 agenda, awaiting feedback from UCPB:

Area variances - Height variance

[ZB22-03: 52 - 54 S. Manheim](#)

Applicant: Manheim Mews LLC

Zoning District: R-2

SBL: 86.45-7-14, 86.42-7-15, 86.42-4-10

Adjournment to 8/9/2022

Appeal of an Action or Interpretation by Building Inspector

[ZB22-01: 123 Main Street](#)

Applicant: Southern Acquisition Co

Zoning District: B2

SBL: 86.34-6-16.312

(3) Administrative Business

- Minutes for May and June will be approved at the next meeting
- Village Board Updates