



Village of New Paltz Planning Board
Regular Meeting of July 16, 2024

Chair: Zach Bialecki; Members: Rachel Lagodka, Rich Souto, Terry Dolan, Amy Cohen

Alternate: Nikki Nielson

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

BUSINESS AGENDA

1) Administrative Business

- Approval of [07-02-2024 Minutes](#)
- Establish Lead Agency
Site Plan Review, Special Use Permit - Multi-story, Mixed Use Development
[PB24-07 147-149 & 151 North Chestnut](#); Applicant: Westview Dev LLC: Zoning District: NBR
- Updates from the Village Board & Ulster County Planning Board Liaison
- Updates from the Environmental Policy Board Liaison
- Updates from the Town Planning Board Liaison
- Updates From the Director of Planning, Zoning, and Code Enforcement
- Public Comment/Public Hearing policy Report

2) Public Comment

3) Public Hearing(s)

1. Subdivision - Lot Line Adjustment
Divide 34 Millrock into 2 pieces, add to 30 Millrock Road and 36 Millrock Road
[PB24-12: 34 Millrock Road](#); Applicant: Roger Spool, David Lester: Zoning District: R-2
2. Site Plan Amendment
Residential, driveway construction over Village parcels to access a Town parcel
[PB24-14: 20 & 22 Cooper Street, 110 Prospect Street \(Town\)](#); Applicants: Madeline Castellanos, Richard Webb, Jacob Lawrence: Zoning District: R-1 (Village), R-1 (Town)

4) Application Review/Decision Consideration

3. Subdivision - Lot Line Adjustment
Divide 34 Millrock into 2 pieces, add to 30 Millrock Road and 36 Millrock Road
[PB24-12: 34 Millrock Road](#); Applicant: Roger Spool, David Lester: Zoning District: R-2

4. Site Plan Amendment - Mixed-Use
Add a commercial bakery and cafe
[PB24-11: 218 Main Street](#); Applicant: Charlotte Guernsey; Zoning District: B-2

5) Continued Application Review

5. Site Plan Amendment
Residential, driveway construction over Village parcels to access a Town parcel
[PB24-14: 20 & 22 Cooper Street, 110 Prospect Street \(Town\)](#); Applicants: Madeleine Castellanos, Richard Webb, Jacob Lawrence; Zoning District: R-1 (Village), R-1 (Town)
6. Site Plan Amendment, Commercial, Hotel
[PB24-13: 11 Water Street](#); Applicant: Water Street Trails LLC; Zoning District: G
7. Site Plan Review, Special Use Permit, Subdivision
Change of Use - Commercial, Mixed-Use
Convert Bank to Gym
[PB24-03: 27-29 Main Street](#); Applicant: Wells Fargo NP LLC, John Joseph; Zoning District: B-2
8. Special Use Permit - Commercial, Bar/Tavern
[PB24-01: 3B Church Street](#); Applicant: Thomas Kotilya; Zoning District: B-2

6) SEQRA Continued Discussion

9. Site Plan/Subdivision - Draft FEIS
[PB21-AX: Route 32 S and 21 Cross Creek Road](#); Applicant: Commercial Street Partners – New Paltz Apartments; Zoning District: TBD; SBL: 84.4-2-3.119/84.4-2-4.340