



Village of New Paltz Planning Board

Regular Meeting of October 7, 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 10-7-2025

A. Administrative Business

1. Resolutions

- Approval of [9-16-2025 Meeting Minutes](#)

2. Updates

- Village Board & Ulster County Planning Board Liaison
- Environmental Policy Board
- Director of Planning, Zoning, and Code Enforcement
 - November 4, 2025 meeting cancelled due to Village closure. Reschedule?
- Town Planning Board
- Any Other Board Updates

B. Public Comment

C. Public Hearing

Application #	PB25-17	Applicant/Owner	New Paltz Bus Depot LLC
Application Type	Site Plan Special Use	Representative	Radi Serdah
Zoning District	NBR	Location	85 N. Chestnut Street
SBL	86.26-1-13	SEQRA	TBD
Status	Public Hearing Same application as was approved with PB20-14 and PB24-06 No changes from approved	Description	Site Plan/Special Use • proposal to demolish an existing structure and to construct a three-story, mixed-use commercial/residential building • 15 apartments

New Files - 2025 Application

- [Sign Rendering](#)
- [Rendering 10/2025](#)
- [Rendering 10/2025](#)
- [Rendering 10/2025](#)
- [Rendering 10/2025](#)
- [UCPB 2025 Comments](#)
- [12-07-2021 EV Charging Station sketch](#)
- [11-30-2021 Final Site Plan](#)
- [2020 Decision response memo](#)
- [2021 Willingham FD response](#)
- [2021 Willingham Traffic response](#)
- [2021 Willingham Engineering response](#)
- [Email engineer response](#)
- [From engineer 8/27/2025](#)
- [Village Engineer 2020 Review](#)
- [Fire Dept. original comments](#)
- [Trail Access easement - signed](#)
- [DOT original comments](#)
- [UCPB referral 2025](#)
- [85 Chestnut Street request for extension - unable to be extended](#)
- [Parcel Viewer air photo](#)
- [2025 application form](#)
- [2020 SUP Narrative](#)

- [2020 EAF Part 1](#)
- [2020 EAF Part 2](#)
- [2021 Negative Declaration SEQRA](#)

D. Public Hearing

Application #	PB25-18	Applicant/Owner	O'Binney LLC
Application Type	Site Plan	Representative	Kathy O'Shea
Zoning District	R-2	Location	12 Orchard Lane
SBL	86.42-4-15	SEQRA	TBD, Proposed Type II
Status	Public Hearing	Description	Single-family dwelling Site Plan • Widening of existing asphalt single car driveway to accommodate two cars. Repaving of new driveway area with asphalt. Community impact will be loss of one half of one parking space on street. • Current driveway pad is 9 ft wide. Proposed widened driveway pad will be 20 18 ft wide, to accommodate doors opening between cars parked next to each other. The existing asphalt apron to the street is 14 ft wide, so a curb cut of an additional 6 ft will be necessary. • Addition of new pathway from existing path at front stoop to sidewalk. Pathway will be permeable pavers.

New Files

- [Revised Site Plan](#)
- [EAF Part 1](#)
- [Existing Conditions Photo](#)
- [Existing Conditions Plan](#)
- [Deed](#)
- [Cover Letter](#)

E. Application Review

Application #	PB25-18	Applicant/Owner	O'Binney LLC
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Zoning District	R-2	Location	12 Orchard Lane
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- [Deed](#)
- [Cover Letter](#)

F. Application Review

Application #	PB25-17	Applicant/Owner	New Paltz Bus Depot LLC
Application Type	Site Plan Special Use	Representative	Radi Serdah
Zoning District	NBR	Location	85 N. Chestnut Street
SBL	86.26-1-13	SEQRA	TBD
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- [2021 Negative Declaration SEQRA](#)

G. Application Review

Application #	PB25-14	Applicant/Owner	John Johnson- 44 Church Church Street Commons LLC - 46 Church
Application Type	Lot Improvement Site Plan existing plan predates zoning	Representative	John Johnson
Zoning District	R-3	Location	44 Church St & 46 Church St
SBL	86.34-5-25 86.34-5-21	SEQRA	Unlisted Action
Status	Application Review The project was originally presented as PB23-20 without the lot improvement. Now a new application number	Description	Lot Improvement • Merger of 44 Church St and 46 Church St parcels • Resolves a non-conforming, landlocked parcel Site Plan -existing single family dwelling use - predates zoning • Demolition of a single family dwelling - 4 bedroom • Construct new 25' wide access driveway to a multifamily residential complex • Addition of landscaping Site Plan - existing multifamily dwelling use - predates zoning • Current 3 structures, 6 dwelling units, 28 bedrooms, 1 accessory office • Proposed ○ Addition of a 2 story infill building (1,088 sf footprint) which will house 2 @ 3 bedroom and 1 @ 4 bedroom dwelling units ○ 4 structures, 9 dwelling units, 38 bedrooms, 1 accessory office • Addition of 8 parking spaces • Addition of pedestrian walkway

New Files

- [10-2-2025 Site Plan](#)
- [UCPB Required Modifications](#)

H. New Applications (next 3 applications are same applicant, but are separate applications)

Application #	PB25-19	Applicant/Owner	New-Zero Townhomes LLC
Application Type	Minor Subdivision	Representative	David Shepler
Zoning District	R-3	Location	6 Cooper Street
SBL	78.82-3-33	SEQRA	TBD, Type II proposed
Status	New Application	Description	Subdivision of a lot • Requires an Area Variance for side yard setback. • Required 12.5 ft, • Proposed 0 ft (both resulting lots)

Application #	PB25-20	Applicant/Owner	New-Zero Townhomes LLC
Application Type	Minor Subdivision	Representative	David Shepler
Zoning District	R-3	Location	8 Cooper Street
SBL	78.82-3-32	SEQRA	TBD, Type II proposed
Status	New Application	Description	Subdivision of a lot • Requires an Area Variance for side yard setback. • Required 12.5 ft, • Proposed 0 ft (both resulting lots)

Application #	PB25-21	Applicant/Owner	New-Zero Townhomes LLC
Application Type	Minor Subdivision	Representative	David Shepler
Zoning District	R-3	Location	10 Cooper Street
SBL	78.82-3-31	SEQRA	TBD, Type II proposed
Status	New Application	Description	Subdivision of a lot • Requires an Area Variance for side yard setback. • Required 12.5 ft, • Proposed 0 ft (both resulting lots)

New Files

- [Subdivision Plan](#)
- [EAF Part 1](#)
- [Grading and Utility Plan](#)
- [VB resolution](#)
- [Easements](#)

- [2009 Green Acres covenant](#)

I. New Applications (next 2 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	TBD, Type II proposed
Status	New Application	Description	Site Plan • Single Family residence new construction • Shared driveway

New Files

- [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	TBD, Type II proposed
Status	New Application	Description	Site Plan • Single Family residence new construction • Shared driveway

New Files

- [Subdivision Approval](#)
- [Filed subdivision map](#)
- [Grading and drainage plan](#)
- [SWPPP](#)
- [EAF Part 1](#)
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- [Site Plan](#)

J. 2025 Zoning Code Update discussion