



**Village of New Paltz Planning Board
Regular Meeting of Aug. 6, 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

Resolutions

- Approval of [07-16-2024](#) Minutes
- Resolution to “Authorize the Director of Planning, Zoning, and Code Enforcement to be responsible and make recommendations to the Planning Board for the administration, establishment, and closure of individual escrow accounts established for the funding of application consultant review.”

Discussion

- [Referral for comments from Village Board - Local Law 1 of 2024, amending Affordable Housing Law, Chapter 132](#)
- Public Comment/Public Hearing policy Report - Rich Souto

Updates

- Village Board & Ulster County Planning Board Liaison
- Environmental Policy Board Liaison
- Town Planning Board Liaison
- Director of Planning, Zoning, and Code Enforcement
- Any Other Board Updates

2) Public Comment

3) Public Hearing(s)

1. Special Use Permit - Commercial, Bar/Tavern
[PB24-01: 3B Church Street](#); Applicant: Thomas Kotilya; Zoning District: B-2
2. Site Plan Amendment, Commercial, Hotel
[PB24-13: 11 Water Street](#); Applicant: Water Street Trails LLC; Zoning District: G

4) Application Review/Decision Consideration

3. Special Use Permit - Commercial, Bar/Tavern
[PB24-01: 3B Church Street](#); Applicant: Thomas Kotilya; Zoning District: B-2

4. Site Plan Amendment
Commercial, Hotel
[PB24-13: 11 Water Street](#); Applicant: Water Street Trails LLC; Zoning District: G
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)

5) Continued Review of Previously Introduced Applications

6. Site Plan Review, Special Use Permit, Subdivision
Change of Use - Commercial and Mixed-Use Residential/Commercial
Convert Bank to Gym. Construct Apartments
[PB24-03: 27-29 Main Street](#); Applicant: Wells Fargo NP LLC, John Joseph; Zoning District: G and B-2
7. Site Plan Review, Special Use Permit,
Change of Use - Commercial
Cannabis dispensary (classification: Retail business or service, not otherwise mentioned herein)
[PB24-04 3 Water Street](#); Applicant: The Herbal Confectionery LLC; Zoning District: G