



Village of New Paltz Planning Board

Regular Meeting of April 7, 2026

Chair: Zach Bialecki; Members: Rachel Lagodka, Terry Dolan, Nikki Nielson, Maureen Natrella
Alternates: Duncan Dempsey, 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 04-07-2026

A. Administrative Business

1. Resolutions

- Approval of [2-17-2026](#) and [3-17-2026](#) meeting minutes

2. Updates

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

B. Public Comment

C. Decision

Application #	PB26-02	Applicant/Owner	137 North Chestnut Owner, LLC
Application Type	Site Plan, amendment	Representative	Ken Casamento, Loureiro NY, P.C. Lauren Rutkowski, Baxter
Zoning District	NBR	Location	137 N. Chestnut St.
SBL		SEQRA	SEQRA completed previously
Status	Decision	Description	<ul style="list-style-type: none"> ● The plan reduces office and retail space by 237 square feet ● increasing the number of residential units from 51 to 53. ● The residential program consists of 2 studio units, 32 one-bedroom units, and 19 two-bedroom units, for a total of 53 dwelling units. <p>Site improvements include</p> <ul style="list-style-type: none"> ● A redesigned streetscape intended to enhance the appeal and functionality of the commercial spaces while providing improved landscaping and privacy for the residential units. ● Parking capacity will be increased through the addition of seven on-site parking spaces. ● Bicycle racks will be relocated within the site. ● The refuse enclosure will be shifted westward to allow for a wider and safer drive aisle. ● The transformer will be relocated to create additional green space at the rear of the property. ● Infrastructure improvements are proposed within the roadway, including upgraded sidewalks to enhance pedestrian safety and connectivity. ● The project incorporates NYSDOT-requested revisions to the site access, on-street parking configuration, and the addition of a center turning lane.

Files

- [Zoning amendment determination](#)
- [EAF Part 1](#)
- [SEQRA analysis](#)
- [Site Plan amendment set 1-16-2026](#)
- [Elevations](#)
- [Required by DOT plan set](#)
- [Landscape Plan](#)

- [Landscape Details](#)
- [Lighting Plan](#)
- [Lighting Details](#)

D. Public Hearing

Application #	PB26-06	Applicant/Owner	Sideshow Restaurant and Bar
Application Type	Site Plan and Renewal of Special Use Permit PB21-04	Representative	Brian Keenan
Zoning District	B-2	Location	5 Plattekill Ave
SBL	86.143-1-19	SEQRA	TBD
Status	Public Hearing	Description	<ul style="list-style-type: none"> • New accessory structure on a built lot • construction of less than 144 sq ft outdoor bar in size located on outside patio • PB21-04 has several conditions which must be either removed or amended.

Files

- [UCPB referral](#)
- [Public Hearing notice](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Existing Conditions Plan](#)
- [Proposed Site Plan](#)
- [Approval PB21-04](#)

E. Public Hearing

Application #	PB26-05	Applicant/Owner	P.P.A. of Hudson Valley inc.
Application Type	Site Plan amendment	Representative	Lee Frizzell
Zoning District	B-2	Location	186-194 Main Street
SBL	86.34-11-7	SEQRA	TBD
Status	Public Hearing	Description	<ul style="list-style-type: none"> • Amendment to existing building facade, lighting and replacement of sidewalk across front of building

Files

- [2002 Planning Board decision](#)
- [2002 approved landscaping plan](#)
- [Approved sign by building inspector - previously approved](#)
- [UCPB referral](#)
- [Public hearing notice](#)
- [Updated Site Plan - landscaping 3-31-2026](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Proposed Site Plan](#)
- [Proposed Site Plan](#)

F. Public Hearing

Application #	PB26-04	Applicant/Owner	Brent Smith
Application Type	Site Plan amendment	Representative	
Zoning District	R-2	Location	16 Prospect Street
SBL	86.34-9-16	SEQRA	TBD
Status	Public Hearing	Description	<ul style="list-style-type: none"> • Addition of an accessory sport court. • This was built without knowledge of needing approvals. • ZBA area variance granted with ZB25-03

Files

- [Site Plan - landscaping](#)
- [Public Hearing notice](#)
- [Zoning Determination](#)
- [Existing Conditions Plan](#)
- [Proposed Site Plan](#)
- [Plan](#)
- [Photos](#)
- [Approval ZB25-03](#)

G. Application Review/Decision

Application #	PB26-04	Applicant/Owner	Brent Smith
Application Type	Site Plan amendment	Representative	
Zoning District	R-2	Location	16 Prospect Street
SBL	86.34-9-16	SEQRA	TBD
Status	Application Review Decision	Description	<ul style="list-style-type: none"> • Addition of an accessory sport court. • This was built without knowledge of needing approvals. • ZBA area variance granted with ZB25-03

Files

- [Site Plan - landscaping](#)
- [Public Hearing notice](#)
- [Zoning Determination](#)
- [Existing Conditions Plan](#)
- [Proposed Site Plan](#)
- [Plan](#)
- [Photos](#)
- [Approval ZB25-03](#)

H. Application Review

Application #	PB26-05	Applicant/Owner	P.P.A. of Hudson Valley inc.
Application Type	Site Plan amendment	Representative	Lee Frizzell
Zoning District	B-2	Location	186-194 Main Street
SBL	86.34-11-7	SEQRA	TBD
Status	Application Review	Description	<ul style="list-style-type: none"> • Amendment to existing building facade, lighting and replacement of sidewalk across front of building

Files

- [2002 Planning Board decision](#)
- [2002 approved landscaping plan](#)
- [Approved sign by building inspector - previously approved](#)
- [UCPB referral](#)
- [Public hearing notice](#)
- [Updated Site Plan - landscaping 3-31-2026](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Proposed Site Plan](#)
- [Proposed Site Plan](#)

I. Application Review

Application #	PB26-06	Applicant/Owner	Sideshow Restaurant and Bar
Application Type	Site Plan and Renewal of Special Use Permit PB21-04	Representative	Brian Keenan
Zoning District	B-2	Location	5 Plattekill Ave
SBL	86.143-1-19	SEQRA	TBD
Status	New Application	Description	<ul style="list-style-type: none"> • New accessory structure on a built lot • construction of less than 144 sq ft outdoor bar in size located on outside patio • PB21-04 has several conditions which must be either removed or amended.

Files

- [UCPB referral](#)
- [Public Hearing notice](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Existing Conditions Plan](#)
- [Proposed Site Plan](#)
- [Approval PB21-04](#)

J. New Application

Application #	PB26-07	Applicant/Owner	Mark Axman
Application Type	Site Plan amendment	Representative	
Zoning District	R-2	Location	37 Prospect Street
SBL	86.34-5-11	SEQRA	TBD - Type II proposed
Status	New Application	Description	<ul style="list-style-type: none"> • The project proposes Site Plan amendments to a single-family residential property. The parcel and dwelling predate zoning. • Extend a 20' x 8' deck to 20' x 13' (100 sf extension)

Files

- [Zoning Determination](#)
- [EAF Part 1](#)
- [Sketch plan](#)
- [Existing deck photo](#)
- [Existing deck photo](#)
- [Parcel viewer photo](#)

K. New Application

Application #	PB26-08	Applicant/Owner	Nicholas Horelik
Application Type	Site Plan amendment	Representative	
Zoning District	R-2	Location	6 Grove Street
SBL	86.34-10-12.100	SEQRA	TBD - Type II proposed
Status	New Application	Description	<ul style="list-style-type: none"> • The project proposes Site Plan amendments to a single-family residential property with an approved Site Plan • Addition of a 2 story 14' x 20' prefabricated shed in the back yard

Files

- [Zoning Determination](#)
- [EAF Part 1](#)
- [Existing conditions plan](#)
- [Proposed Site Plan](#)
- [Elevations](#)
- [Shed Information](#)

L. Continuing Application - Amendments made

Application #	PB25-15	Applicant/Owner	Historic Huguenot Society
Application Type	Site Plan	Representative	Jay Samuelson,
Zoning District	H	Location	Broadhead St./Huguenot St.
SBL	86.33-1-9, 86.33-1-10, 86.33-1-11, 86.33-1-12	SEQRA	Type I proposed NOI was circulated with no responses
Status	Application Review	Description	<p>The project proposes the development and construction of a new 7,334-square-foot Visitor and Education Center at the Historic Huguenot Street property.</p> <p>Located on the east side of the property and framed by historic residences, the center is designed to harmonize with its context through a blend of contemporary and rustic architectural elements, including wood siding, natural stone, and glass that complement the wooded landscape. The project is carefully planned to minimize traffic impact and to maintain the natural boundaries .</p>

Files - amended application - new files

- [Collier's memo 4-1-2026](#)
- [WVLT letter](#)
- [Lot merger survey](#)
- [LaBella - traffic memo revision](#)
- [SWPPP - March 2026](#)
- [Site Plan - revision 3-24-26](#)
- [Comment response 3-24-26](#)
- [Collier's memo 2-11-26](#)

Previous files

- [Zoning Determination Up-date](#)
- [ADG - HHS Revision Summary Narrative 01-06-25.pdf](#)
- [2153.01 - Comment Response Letter 2026-01-06.pdf](#)
- [2153.01 - FEAF Revised 01-06-2026.pdf](#)
- [2153.01 - Site Plans 2026-01-06.pdf](#)
- [7.4 HHS ArborHeights Designs Arborist Study 11-01-25.pdf](#)
- [7.3 HHS LaBella Habitat Survey Report 11-03-25.pdf](#)
- [4.1 HHS Watson Environmental Report 10-11-2017.pdf](#)
- [4.2 HHS Kerschner Environmental Report 05-09-17.pdf](#)
- [4.3 HHS Kliment Halsband Master Plan 08-2019.pdf](#)
- [2153.01 - SWPPP - January 2026.pdf](#)
- [4. HHS Planning Framework & Implementation.pdf](#)
- [ADG - HHS Visualization Study 10-23-25.pdf](#)
- [2.2 PartA HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartB HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartC HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartD HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartE HHS Visualization Documents 01-06-26.pdf](#)
- [ADG - HHS Massing Study 01-06-26.pdf](#)
- [ADG - HHS Architectural Supplemental Documents 01-06-26.pdf](#)
- [A-904-PB - EXTERIOR RENDERING \(PATIO VIEW\).pdf](#)
- [A-903-1 - EXTERIOR RENDERING \(NORTH-WEST\) - OPTION 1.pdf](#)
- [A-902-1 - EXTERIOR RENDERING \(SOUTH-WEST\) - OPTION 1.pdf](#)
- [1. HHS - SHPO - Cover Letter.pdf](#)
- [NYSOPRHP -10-27-25 Josalyn Ferguson Response.pdf](#)
- [NYSOPRHP - 09-26-25 Josalyn Ferguson Response Letter.pdf](#)
- [NYSOPRHP -10-02-25 Mariana Staines Response Letter.pdf](#)
- [12-08-25 Mariana Staines - Response 4 Comment.pdf](#)
- [24118 HHS - ADG Comment Response.pdf](#)
- [HHSVC Phase I Survey - BevArch.pdf](#)
- [HHS - SHPO - Effect Finding Rendered.pdf](#)
- [HHS - SHPO - Effect Finding Rendered.pdf](#)
- [WOH - Huguenot Historical Society Planning Board Application January 2026.pdf](#)
- [7.2 HHS LaBella Traffic & Parking Assessment 11-01-25.pdf](#)
- [3.1 HHS_HPC-PH Response Letter_01-06-25.pdf](#)
- [Written Public Comments](#)